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Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of James Stannard

Your Ref: HPK/2023/0372

Our ref: DWTHPK706

18th October 2023

Dear James,

Proposal: Construction of greenhouse/garden room to garden plot related to Apartment 1, Corbar Hill House

Location: Corbar Hill House Corbar Road Buxton

Application Ref No: HPK/2023/0372

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the High Peak Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

Response

We have checked our Biological Records Database and can confirm the following:

- There are records of multiple bat roosts within Wye House, adjacent to the proposed works
- The site is adjacent to Corbar Woods which consists of ancient and semi-natural woodland
- The site is not covered by a statutory or non-statutory nature conservation designation

Based on the proposals and the information submitted, we advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity. The works are unlikely to have an impact on the adjacent Corbar Woods. We do not consider ecological surveys necessary or proportionate in this instance.

The site is adjacent to confirmed bat roosts, and provides a suitable foraging and commuting area for bats. We advise that a sensitive lighting plan is implemented, should lighting be proposed. Furthermore, we note that a horse chestnut tree is recommended to be felled within the Tree Survey & Tree Protection Report (Acacia Tree Services, 2023). We recommend that appropriate replacement planting is implemented, should the horse chestnut be felled. Any felling or trimming should be undertaken outside of the nesting bird season (1st March to 31st August) unless preceded by a nesting bird check by a competent ecologist. The report also recommends that dead wood is removed from the crowns of several trees. Once removed, this deadwood can be made into a habitat pile, which would enhance the site for invertebrates, herptiles and small mammals. Recommended conditions are listed below:

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Biodiversity Enhancement

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2023. Measures shall include (but are not limited to) the following:

- 1x External bat box (to be installed on a mature tree on site)
- Deadwood habitat pile
- Native planting, where applicable

Such approved measures shall be implemented in full and maintained thereafter.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Rhianna Kemp BSc
Biodiversity Planning Assistant

Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.