



Derbyshire
Wildlife Trust

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Derbyshire Wildlife Trust is registered in
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Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of Declan Cleary

Your Ref: HPK/2023/0523

Our ref: DWTHPK683-1

29/01/2024

Dear Declan,

Proposal: Rebuild an outbuilding and link extension connecting it to the house

Location: Horwich Lodge Eccles Road Whaley Bridge

Application Ref No: HPK/2023/0523

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 reviewed the new submission including the Day time Bat Survey & Nesting Bird Survey report (Rachel Hacking Ecology, 2022). We would like to reiterate our comments made on a previous application at this site regarding precautionary working methods and biodiversity



enhancement and again would recommend the following conditions in this case.

Breeding Birds

The building on site may support nesting birds. No building work should be undertaken between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the work is commenced. If any active nests are discovered then these should be left undisturbed until the birds have fledged with an appropriate buffer surrounding the nest.

Precautionary Building Inspection

Prior to any stripping, pointing or re-roofing works, a precautionary inspection of the building shall be undertaken by a suitably qualified ecologist to ensure no evidence of roosting bats is present. If evidence of roosting bats is found, no works shall commence until a suitable mitigation strategy has been produced (including licensing where necessary) and been submitted to the LPA for approval. A short statement of compliance shall be submitted to the LPA upon completion of the inspection.

Biodiversity Enhancement

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented:

- 1No. integral bat box at eaves level (favouring southern elevations)
- 1No. integral universal bird brick at eaves level (avoiding southern elevations)

Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

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.

Yours sincerely,

J. Wheeldon

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Biodiversity Planning Support Officer
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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.