

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

For the attention of James Stannard

Your Ref: HPK/2023/0469

Our ref: DWTHPK716a

18th March 2024

Dear James,

Proposal: Demolition of existing buildings and erection of replacement dwelling

Location: Holly Farm, Briargrove Road, Birch Vale, Derbyshire, SK22 1AY

Application Ref No: HPK/2023/0469

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

Further to our response dated 17th January 2024, a revised ecological report has been issued (Rachel Hacking Ecology, 09/02/2024). This proposes an increased number of bat boxes within the new development site – six compared to the two previously proposed. We are disappointed



to see that no roof voids will be provided within the new dwelling that could provide continued provision for roosting bats, however given that the roosts recorded are of relatively low significance, the improved mitigation proposed is considered acceptable.

We are also satisfied with the Proposed Tree Planting (Drawing No.: 240115/002) and suggest that compliance with this document is secured. The following conditions are recommended:

Nesting Birds

No stripping or demolition of buildings, nor vegetation clearance, shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Bat Mitigation

The demolition of Buildings 1 and 3 shall not take place until an appropriate bat licence has been obtained. Confirmation of this shall be submitted to the LPA. Upon receipt of a licence from Natural England / site registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Ecological Appraisal & Bat Surveys (Rachel Hacking Ecology, Rev. B, 09/02/2024) and amended as necessary based on any correspondence with Natural England. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to avoid lightspill to onsite bat boxes and foraging habitat. 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.

Invasive Non-Native Species Protocol

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and

removal of Himalayan Balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to the LPA showing models and locations of bat and bird boxes to be incorporated on site, in line with the Ecological Appraisal & Bat Surveys (Rachel Hacking Ecology, Rev. B, 09/02/2024). These can include a combination of building and tree-mounted options. Building-mounted boxes shall be suitably spaced and located at eaves level, with bird boxes avoiding southern elevations and bat boxes favouring them.

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,

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning 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.