

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

For the attention of James Stannard

Your Ref: DET/2024/0003

Our ref: DWTHPK719

28th March 2024

Dear James,

Proposal: Application to determine if prior approval is required for a proposed Change of Use of Agricultural Building to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Location: Big Tree Farm, Dolly Lane, Buxworth, Derbyshire, SK23 7QG

Application Ref No: DET/2024/0003

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 proposed development, which is a resubmission of a previously approved application DET/2021/0001. An updated Daytime Bat Survey (Rachel Hacking Ecology, 2024)



was undertaken, superseding the previous outdated surveys. The assessment concludes that the barn has retained its condition since the previous survey and no evidence of bat activity was found. The barn is considered unlikely to support roosting bats and therefore no further surveys are required. Old bird nests were found within the stable section of the barn.

As with our previous comments (letter dated 31st August 2021): As per the recommendations in the report, if a bat (or an accumulation of bat droppings) is discovered at any time, work should cease whilst an experienced bat ecologist is contacted for guidance and assistance.

We advise that the following conditions are attached to any permission:

Breeding birds

No stripping, demolition works or 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.

Ecological Enhancement

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

- 1No. external bat box at eaves level or on a suitable mature tree (favouring southern elevations)
- 1No. swallow nest cup, to be fitted internally within an open-fronted structure, such as a stable, carport, wood store etc. and not to external walls.

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,

Avreen Roque BSc (Hons)

Biodiversity Planning Trainee

planning@derbyshirewt.co.uk

Reviewed by Jenny Wheeldon MSc MCIEEM – Biodiversity Planning Support Officer

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.