

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

For the attention of James Stannard

Your Ref: HPK/2024/0125

Our ref: DWTHPK728

23rd May 2024

Dear James,

Proposal: Proposed conversion of existing barn to single dwelling.

Location: Barn At Hollin Wood, Brierley Park, Buxworth, Derbyshire.

Application Ref No: HPK/2024/0125

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 Preliminary Bat Roost Assessment (BEK Geo-Environmental Consulting, March 2024). The building was considered to have 'low' suitability in supporting roosting bats, with some potential to support hibernating bats. The site is also considered suitable for nesting



birds and the surrounding grassland as suitable for reptiles and as a terrestrial habitat for amphibians.

We support the recommendation for one nocturnal bat survey, in line with best practice guidance and based on the level of bat roost potential identified.

Paragraph 99 of Circular 06/2005 states *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances”*.

Surveys should be undertaken at the correct time of year by suitable qualified and experienced ecologists. The results should be submitted to the LPA, including a mitigation strategy as necessary.

Recommended conditions will be confirmed once all ecological information is submitted.

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 Support Officer

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.