



Derbyshire
Wildlife Trust

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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/2024/0125

Our ref: DWTHPK728a

6th June 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

Following on from our previous comments (letter dated 23rd May 2024), we have reviewed the Bat Emergence Survey Report (BEK Geo-environmental Consulting, May 2024). No roosting bats were found during the survey, however foraging activity was identified on site attributed to



low numbers of common pipistrelle bats. Survey work is in line with Good Practice Guidelines (Collins, 2016) and no further surveys regarding bats are considered necessary in this instance.

In reference to the Preliminary Bat Roost Assessment, no signs of nesting bird activity were identified. However, evidence of historic use by birds of prey were found in the building and the site is considered a suitable habitat for nesting birds. The surrounding grassland is also considered suitable for reptiles and as a terrestrial habitat for amphibians.

We advise the following conditions:

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.

Nesting Birds

No tree, scrub or hedgerow 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.

Herptile Mitigation

Prior to the commencement of works (including clearance of grassland, refugia piles, scrub or groundworks) a Reptile Method Statement shall be submitted to the LPA to safeguard {slow worm, along with any other reptiles or amphibians encountered}. This shall include reasonable avoidance measures, seasonal timings and instructions in the event animals are discovered. The Method Statement shall be implemented in full, and a short statement of compliance submitted at the end of site clearance works

Biodiversity Enhancement Plan

In order to provide biodiversity enhancements at the site, the following measures shall be implemented in full and maintained thereafter:

- integrated bat box, at eaves level favouring south-facing elevations
- 1 barn owl box as recommended in Table 4 of the Preliminary Bat Roost Assessment (BEK Geo-environmental Consulting, March 2024)

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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

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.