

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

For the attention of James Stannard

Your Ref: DET/2024/0017

Our ref: DWTHPK594-2

24th June 2024

Dear James

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

Location: Stubbins Farm Unnamed Road From Stubbins Lane To Tithe Barn Farm Chinley

Application Ref No: DET/2024/0017

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

Up to date bat and bird surveys should be carried out for the buildings to be affected to determine the presence / likely absence of protected species. This should comprise a Preliminary Bat Roost Assessment, including checks for nesting birds, in the first instance. However, if nocturnal bat surveys are necessary, these must be completed prior to determination:

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"*.

The field survey work should be undertaken by a suitably qualified and experienced ecologist. The format and content of the ecology report should follow current guidelines (CIEEM, 2019 and British Standard BS:42020: 2013). To be sufficient for planning purposes, the report should provide an assessment of impacts, along with details of agreed mitigation and compensation measures (not recommendations). It should also provide details of enhancement opportunities.

The application would be subject to mandatory 10% biodiversity net gain, unless exempt:

<https://defraenvironment.blog.gov.uk/2024/01/22/biodiversity-net-gain-what-are-the-exemptions/>

If not exempt, a metric should be submitted to quantify predicted gains.

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