

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

For the attention of James Stannard

Your Ref: DET/2024/0028

Our ref: DWTHPK745

22nd August 2024

Dear James,

Proposal: Application to determine if prior approval is required for - the conversion of an existing barn into residential accommodation.

Location: Barn Located Off Long Lane Charlesworth

Application Ref No: DET/2024/0028

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

It is disappointing to see that the Planning Statement makes no reference to ecology matters. Regardless of the planning requirements, protected species must be considered to ensure no



offence is caused under current wildlife legislation (Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit)). The barn appears suitable for roosting bats and nesting birds, including Schedule 1 barn owl. These species have strict protections under the afore-mentioned Act / Regulations.

A Preliminary Bat Roost Assessment (PBRA) is required as a minimum for this building, to be undertaken by a suitably qualified ecologist. Any evidence of nesting bird activity should also be recorded. This assessment can be undertaken any time of the year.

Based on the photographs provided however, it is highly likely that subsequent nocturnal bat surveys will be required. The number of surveys will depend on the results of the PBRA and can only be undertaken at certain times of year, with the core period comprising May – August. All survey work should follow Good Practice Guidelines (Collins, 2023). We would be happy to review the surveys results, when completed. No works of any kind should be undertaken to the building until this assessment has been undertaken.

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

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.