

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

For the attention of Rosie Dinnen

Your Ref: HPK/2024/0283

Our ref: DWTHPK742

4th September 2024

Dear Rosie,

Proposal: Replacement reception building

Location: Office, Lime Tree Park, Dukes Drive, Buxton, Derbyshire, SK17 9RP

Application Ref No: HPK/2024/0283

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 information submitted, inclusive of the Preliminary Bat Roost Assessment (Haslam Ecology, July 2024) and our Biological Record Centre data (DBRC) and have the following comments and recommendations to make.



Designated Sites

No statutory or non-statutory sites lie within the application site or immediately adjacent to. The application site does lie within the Impact Risk Zone (IRZ) for the Wye Valley Site of Special Scientific Interest (SSSI). However, the current development proposals do not meet any of the identified risk criteria to trigger a response from Natural England. It is therefore considered that negative impacts to designated sites as a result of the development are highly unlikely and is not discussed further.

Protected Species

No potential roosting features were recorded during the preliminary bat roost assessment and therefore we support the conclusion that the building supports 'Negligible' potential for roosting bats. No further survey works are therefore required prior to the determination of the application. Furthermore, no evidence of nesting birds was found during the preliminary roost assessment. However, precautionary working measures for nesting birds and bats are recommended as the entirety of the building will be demolished and replaced (below).

Conditions

Roosting Bats

The Reasonable Avoidance Measures detailed within table 5.2 of the Preliminary Bat Roost Assessment (Haslam Ecology, July 2024) shall be adhered to and implemented in full during the course of demolition and construction works.

Nesting Birds

No building demolition works, or 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.

Comments: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

(Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain

nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present).

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.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- 1 x integrated / external bird box (avoiding southern elevations) erected onto building or nearby mature tree.
- 3 x integrated / external bat boxes (favouring southern elevations) erected onto building or nearby mature trees.

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. The enhancements should be implemented in accordance with the approved details and all features retained in that manner thereafter.

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,

Holly Fowler BSc (Hons)
Biodiversity Planning Officer
planning@derbyshirewt.co.uk

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.