

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

For the attention of James Stannard

Your Ref: DET/2024/0027

Our ref: DWTHPK744a

18th September 2024

Dear James,

Proposal: Conversion of agricultural building into a dwelling

Location: Round Meadows Farm Dolly Lane Buxworth

Application Ref No: DET/2024/0027

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

Further to our August response, further information has been submitted from Astute Ecology confirming that a suite of update bat surveys have been undertaken this summer (2024) to inform the mitigation licence for the site.



A copy of the mitigation and lighting plan for the site have been submitted, which will form part of the bat licence application. Whilst we are not yet in receipt of the survey report, the ecologists have confirmed that low numbers of pipistrelle species have been recorded, plus a single Myotis species and a single brown long-eared bat. These results are similar to previous surveys.

Sufficient information has been provided to determine the application and we advise that the following conditions are attached to any consent:

Bat Mitigation and Licensing

No works of any kind shall be undertaken to the building until an appropriate mitigation licence has been granted by Natural England. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the Bat Mitigation Plan (Drawing No.: SW420-LD002) and amended as necessary based on any feedback from Natural England. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter. A copy of the licence/confirmation of registration will be submitted to the LPA once granted.

Lighting

The Proposed Lighting Strategy (Drawing No.: SW420-LD011) shall be implemented in full, with any changes agreed with Natural England and the LPA.

Nesting Birds

If works to the building are required between 1st March and 31st August inclusive, they shall be preceded by a nesting bird survey undertaken by a competent ecologist. 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.

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

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