

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

**For the attention of Declan Cleary**

Your Ref: HPK/2023/0272

Our ref: DWTHPK751

22<sup>nd</sup> October 2024

Dear Declan,

**Proposal: Retrospective application for demolition and re-build of existing agricultural barn.**

**Location: Far Woodseats Barn Far Woodseats Lane Chisworth**

**Application Ref No: HPK/2023/0272**

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

No ecological information was submitted with this application. We have checked our biological records database and can see records of common pipistrelle bat roosts and a suspected brown long-eared bat roost at another building on the Far Woodseats Farm site, from 2017.



It is not known if the barn, which is the subject of this application, was suitable for roosting bats but it should have been subject to a Preliminary Bat Roost Assessment as a minimum, to determine this and whether nocturnal surveys were necessary. It is easily possible that roosting bats could have used the barn, given the presence of other known roosts on site, and it is disappointing that no bat survey work was undertaken, especially given the level of good quality survey work on the previous application.

The stage of construction should be clarified to determine if it is worth undertaking any bat work at this point.

Given that the application is retrospective and assuming bat survey work is not appropriate, we advise that bat boxes should be secured either internally or externally, depending what stage the construction is at. This should be secured via condition.

There is also the chance that barn owl or swallow nest sites could have been lost but again this cannot be known at this stage. Barn owl and common redstart were recorded as part of the 2017 application. We advise that some form of nesting bird provision is secured, appropriate to the site.

The following condition is advised:

#### Species Mitigation and Enhancement Plan

Within one month of approval, a Species Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include roosting and nesting opportunities for bats and birds. It shall be produced by an ecologist and consider bat and bird species previously recorded at the site in 2017, as part of application HPK/2017/0472. The Plan shall clearly show positions, specifications and numbers of features. The approved measures shall be implemented in full and maintained thereafter. A statement of good practice including photographs shall be submitted to the local planning authority to fully discharge this condition, demonstrating that the enhancements have been selected and installed in accordance with the approved Plan.

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.