

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

For the attention of James Stannard

Your Ref: HPK/2024/0143

Our ref: DWTHPK731a

23rd October 2024

Dear James,

Proposal: Demolition of existing workshops and retaining walls and erection of 3no. new workshops with new retaining structures, landscaping, and car parking.

Location: Derbyshire County Council Works Department Ashbourne Lane Chapel-En-Le-Frith

Application Ref No: HPK/2024/0143

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

Following on from our previous response (letter dated 8th July 2024), we have reviewed the following documents:



- Further Bat Surveys Report (Peak Ecology, September 2024).
- Statutory Biodiversity Metric Report (E3P, April 2024)
- The Statutory Biodiversity Metric (E3P, March 2024)

Bats and Birds

Emergence surveys were undertaken in July and August 2024. Two Common Pipistrelle Bat Day roosts were identified in B1. A Brown Long-Eared bat day roost and a Whiskered Bat Day roost were identified in B3, alongside two Brown Long-Eared bats feeding roosts. The roosts will be lost with the proposed demolition of the buildings. Roosting bats were considered to be likely absent in the rest of the buildings surveyed (W4, B2, B4, B7, W2, W3, W5, and W7). No evidence of nesting birds was found; however, all buildings are considered to be suitable nesting bird habitats. Survey work is in line with Good Practice Guidelines (Collins, 2023) and no further surveys regarding bats are considered necessary in this instance.

As mentioned in our previous letter, tree T1 was assessed as having PRF-I bat roosting potential. If the removal of tree T1 is required, we recommend that a Precautionary Working Method Statement is submitted and approved by the LPA prior to works, or that the shallow cavity is inspected by a suitably qualified ecologist prior to removal.

The Tree Constraint Plan shows that several trees and privet hedge will be removed to facilitate the proposal (Crown Arboricultural Consultants, 2024). We advise that vegetation clearance is done outside of bird nesting season.

Landscaping

We welcome the addition of planting areas in the development. However, it is unclear from the Landscape Masterplan, Drawing 2-02 (Wainwrights, 2024) which species are to be included in the proposed tree planting and biodiverse lawn/modified grassland. We support the addition of a species-rich hedgerow to include Field Maple, Blackthorn, Hazel, Hawthorn and Dog Rose as stated. We recommend an updated detailed landscape plan which includes all species to be planted.

Biodiversity Net Gain

A net gain of +0.40 habitat units (243.34%) and 0.20 hedgerow units (73%) are proposed to be achieved on site. This is attributed to the addition of modified grassland in moderate condition, tree planting and species-rich native hedgerow in moderate condition. This is deemed as acceptable.

A Gain Plan will be required post-determination. Guidance for LPAs regarding Gain Plans can be found here: <https://www.gov.uk/guidance/biodiversity-net-gain#para25> and the Gain Plan template is here: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

The following conditions are advised:

Bat Mitigation

The demolition of buildings B1 and B3 shall not take place until an appropriate bat licence has been obtained. Confirmation of this shall be submitted to the LPA. 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 Section 5, pages 10-14 of the Further Bat Surveys Report (Peak Ecology, September 2024) and amended as necessary based on any correspondence with 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 results of any monitoring works will be submitted to the LPA

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.

Nesting Birds

No tree, scrub or hedgerow clearance or building demolition 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.

Habitat Management and Monitoring Plan

A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. This shall identify the

habitats to be retained, created and / or enhanced on the site and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

Bat and Bird Box Plan

The development shall be carried out in accordance with the mitigation and compensation strategy detailed in Section 5, pages 10-14 of the Further Bat Surveys Report (Peak Ecology, September 2024 unless varied by a European Protected Species licence subsequently issued by Natural England, a copy of which shall be submitted to the Local planning Authority. The agreed features for roosting bats shall be permanently installed in accordance with the approved details.

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,

Avreen Roque BSc (Hons)
Biodiversity Planning Support Officer

Reviewed by 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.