

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

For the attention of Rosie Dinnen

Your Ref: DET/2025/0004

Our ref: DWTHPK781

12th May 2025

Dear Rosie,

Proposal: Application to determine if prior approval is required for the proposed development of the conversion of 2 barns to form 2 dwellings

Location: Ravensleach Farm, Unnamed Road from Hayfield Road to Ravensleach Farm, Birch Vale, Derbyshire, SK22 1DD

Application Ref No: DET/2025/0004

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 previously responded to application DET/2024/0037 at this site in our letter dated 5th



December 224. We reviewed the Protected Species Report (Dunelm Ecology, November 2024) and the same report has been submitted with this current application.

Habitats and Species

The barns included within this application (Barns 1 and 3) had moderate and negligible potential (respectively) to support roosting bats. Barn 1 was therefore subject to two nocturnal surveys in 2024 and common pipistrelle bats were recorded roosting in the building. A maximum count of 3No. bats was recorded, with bats emerging from a gap in the verge pointing at the northern gable and a missing section of roof and an open door on the west elevation of the barn. As such, all works to Barn 1 must proceed under a licence from Natural England.

The existing data is still considered valid to support this current application, however update survey data may be required to inform a licence application, depending on when it is submitted to Natural England.

BNG

Our previous comments on BNG remain applicable. If the application qualifies under the self-build exemption or if it comprises a type of permitted development, then it is not subject to mandatory 10% BNG. Considering the nature of the application i.e. conversion / change of use, we consider that the incorporation of biodiversity enhancements would be sufficient to provide small gains onsite in line with the NPPF 2024. If 10% gain is required, additional information is required prior to determination.

The following conditions are advised:

Bat Mitigation and Licence

No works to Barn 1 shall 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 / site registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the Protected Species Report (Dunelm Ecology, November 2024) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter.

Nesting Birds

No works to the barns 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.

Lighting Strategy

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard the confirmed bat roost on site in Barn 1 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. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Species Enhancement Plan

To provide species enhancements onsite, a Species Enhancement Plan shall be submitted to the LPA for approval. This shall include suitable enhancements, such as bat boxes, bird boxes and integrated roost features, as per Sections 4.4.5 and 4.4.6 of the Protected Species Report (Dunelm Ecology, November 2024). Integrated boxes / features shall be provided, where construction allows, otherwise external woodcrete / woodstone boxes shall be used. Boxes shall be suitably spaced and located at eaves level or on gable ends, with nest boxes avoiding due south elevations and bat boxes favouring them where possible. Boxes / features shall not be placed close to windows or lighting fixtures. Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

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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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.