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

For the attention of Stuart Talbot

Your Ref: HPK/2024/0402

Our ref: DWTHPK797

29th July 2025

Dear Stuart,

Proposal: Replace existing dwelling with an energy efficient new build.

Location: 54 Leek Road Buxton

Application Ref No: HPK/2024/0402

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 note that Section 13 of the application form completed in January 2025 states that there is no likelihood of protected species being present, despite a Preliminary Bat Roost Assessment carried out in October 2024 concluding that the building has high bat roost potential and that



nocturnal presence/absence surveys are required. This is therefore misleading and incorrect.

We have reviewed the Bat Emergence Survey report (Leigh Ecology, July 2025), requested by the LPA. In line with best practice guidelines and the classification of high bat roost potential, three emergence surveys were undertaken between May and July 2025. A total of three common pipistrelle bats were recorded emerging from the building at any one time. Access / egress points included a large hole in the roof, open door to the west and lifted flashing on the southernmost chimney stack.

The roost locations will be lost as a result of proposals and the report recommends compensatory features in the form of two integral bat bricks / tubes. These recommendations are considered reasonable and would ultimately be approved by Natural England during the licensing process.

Given the confirmed presence of a legally protected bat roost, a licence will be required from Natural England to enable works to proceed. All works to the building must cease until the licence has been granted, or else risk causing an offence under current wildlife legislation.

We note the toolbox talk on Page 14 and would advise that these details are included and finalised within the licence application. Removal of the roof and any internal features which could be used by bats should be supervised by a bat ecologist.

Lighting at the property should be controlled via a sensitive lighting plan agreed with the LPA and secured via condition.

The application form states that proposals should be exempt from mandatory 10% net gain under the de-minimis exemption. The LPA should be satisfied that less than 25m² of habitat will be affected by proposals. The Environment Act 2021 allows for land cleared under an existing consent to be exempt.

We advise the following conditions should be attached to any consent:

Bat Mitigation

No works to the building 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 Bat Emergence Survey Report (Leigh Ecology Ltd., July 2025 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.

Lighting

Prior to the installation of all external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard compensatory bat roost features approved under licence. 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 roost locations. 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.

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