Derbyshire Wildlife Trust

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

For the attention of James Stannard

Your Ref: HPK/2026/0298 & HPK/2026/0299

Our ref: DWTHPK876 & DWTHPK877

09/09/2026

Dear James,

Proposal: Proposed refurbishment, alteration and extension to dwelling/ Listed building consent for proposed refurbishment, alteration and extension to dwelling
Location: 85 Green Lane Buxton Derbyshire SK17 9DJ
Application Ref No: HPK/2026/0298 & HPK/2026/0299

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 have reviewed the information submitted including the Bat Survey Report (Protected Species Surveys, 2018) and the update to this report (Protected Species Surveys, May 2021).

We have also checked Derbyshire Biological Records Database which shows that the site lies adjacent to Pooles Cavern Site of Special Scientific Interest and that

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Wilder by nature

there are several protected species records on adjacent land including records of bats.

The proposals are small-scale but are in close proximity to a designated site. There are local protected species records and the previous survey reports are now over 5 years out of date.

It is therefore considered that the application as submitted is not accompanied by sufficient information to demonstrate the presence or otherwise of protected species and the extent that they may be affected by the proposed development. In the absence of sufficient information on European Protected Species (i.e. roosting bats) the Local Planning Authority is unable to discharge its duty in respect of the requirements of the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit).

It is recommended as a minimum that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. Any evidence of nesting bird activity should also be recorded. This survey can be undertaken any time of the year, and no works of any kind should be undertaken to the building until this assessment has been undertaken, and a decision has been made by the LPA.

Paragraph 99 of Circular 06/2005 states "*it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances*".

The results of the assessment should be presented in accordance with current guidelines, such as Ecological Report Writing (CIEEM, 2019) and Bat Conservation Guidelines (Collins, 2023). The report should make clear the requirement for any further survey work, and it should be noted that if further survey is required, this should be undertaken prior to determination of the planning application. These surveys will need to be undertaken at the appropriate time of year, in line with the good practice guidelines (Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition. Bat Conservation Trust). The report should include any requirement for licensing and details of mitigation and enhancement measures appropriate to the site.

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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,

J. Wheeldon

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