



Derbyshire
Wildlife Trust

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 Derbyshire Wildlife Trust

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For the attention of Thomas Beardsmore

Your Ref: DMPA/2019/0926

Our ref: DWTSOU651

23rd September 2019

Dear Tom,

**Proposal: Conversion, extension and alteration of building to create 1no.
Dwellinghouse**

Location: Park Farm, Grangewood, Swadlincote. DE12 8DY

Application Ref No: DMPA/2019/0926

Thank you for consulting the Derbyshire Wildlife Trust with regard to the above planning application. I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which South Derbyshire District 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.

The application seeking permission for the conversion of and alterations to an existing building is supported by a Bat and Bird Survey report prepared by S Christopher Smith dated 23rd October 2017.

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Further to previous bat surveys having been undertaken at the site in 2013 the report details the results of further surveys undertaken in 2017. An initial assessment undertaken on 30th May 2017 found evidence of bats in the form of bat droppings in the building. Further bat droppings were found in the building on 12th July 2017. During subsequent nocturnal emergence surveys, Common Pipistrelle and Brown Long-eared bats were observed entering and exiting the building on 12th July 2017 while two Common Pipistrelle bats and one Brown Long-eared bat was observed emerging from the building on 30th July 2017.

The survey work has confirmed the presence of a roost for at least two Common Pipistrelle bats and an individual Brown Long-eared bat in the building.

On the basis of the information provided we advise that the proposed development is likely to affect bats through disturbance of a European Protected Species and the destruction of a resting place. All species of bats are European Protected Species and a licence is required in order to carry out any works that involve disturbance to the animals or destruction of their resting place.

The report has rightly stated that a Natural England licence will be required in order for the development to proceed without committing an offence and details of appropriate mitigation and compensation measures are included in the report. However the proposed mitigation appears to have been proposed without considering that the proposed development includes the installation of roof lights.

The report appears to suggest that mitigation will be provided in the form of a loft space with suitable access provision. However the proposed elevations plan shows the installation of conservation style roof lights in the building. We advise that clarification is required in respect of this matter and whether the installation of roof lights will compromise the required mitigation.

Overall, we would advise that although sufficient survey work has been carried out to provide an assessment of bat activity associated with the building and the extent that bats will be affected by the proposed development further clarification is required in respect of mitigation and compensation. Although a detailed mitigation strategy will be required by a planning condition, sufficient detail needs to be provided as part of the determination process in order for the local planning authority to be able to show how it has demonstrated that the local bat population identified in the report will be maintained in line with the requirement of The Conservation of Habitats and Species Regulations 2017. The proposed mitigation outlined in

the report appears to have been put forward without consideration of the installation of roof lights.

Evidence of nesting swallows was found in the building during 2017. Evidence of use of the building by an owl was recorded during 2017.

We would therefore recommend that the following conditions are attached to any permission in respect of mitigation and compensation for impacts on nesting birds:

- ***“No works to the building shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No works to the building shall take place between 1st March and 31st August inclusive other than in accordance with the approved bird nesting protection scheme.”***
- ***“No development, including preparatory works, shall commence until a scheme for the creation of suitable alternative nesting sites for swallows along with a timetable for the provision of such measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.”***

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,

Trevor Taylor

Biodiversity Planning Officer

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