



Derbyshire
Wildlife Trust

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 Derbyshire Wildlife Trust

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
and is registered charity number 222212

Steffan Saunders
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For the attention of Thomas Beardsmore

Your Ref: DMPA/2021/1206

Our ref: DWTSOU818

9th November 2021

Dear Tom

Proposal: Change of use and external alterations to former opticians (Use Class E) to 2no. flats to be occupied as serviced holiday accommodation

Location: 1 Chapel Street, Melbourne, Derby, DE73 8EH

Application: DMPA/2021/1206

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.

It is noted that no ecological information has been submitted with the application. However, given the minimal nature of the proposed work to the exterior of the property we do not consider a bat and bird assessment to be necessary and overall we advise that the proposed development is unlikely to have an adverse impact on roosting bats and nesting birds.

The proposed development does however provide opportunities to achieve a net gain for biodiversity in line with the objectives of the National Planning Policy Framework and policy BNE3 of the South Derbyshire Local Plan. We therefore recommend that the incorporation of a bat box and swift box into the development which should be secured by a planning condition.

“A scheme of biodiversity enhancement to include, as a minimum, features incorporated within the development for roosting bats and nesting swifts shall be submitted to and approved in writing by the Local Planning Authority. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the 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,

Trevor Taylor

Trevor Taylor BSc Hons ACIEEM
Biodiversity Planning Officer