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Wildlife Trust

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 Derbyshire Wildlife Trust

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England and Wales, company number 715675
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For the attention of Jenny Blair

Your Ref: DMPA/2021/1355

Our ref: DWTSOU833

16th November 2021

Dear Jenny

Proposal: Raising of roof height and the conversion of attached domestic storage barn to provide additional living accommodation

Location: The Nook, Heath Top, Church Broughton, Derby, DE65 5AY

Application: DMPA/2021/1355

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 seeks planning permission for the raising of the roof and the conversion of an attached barn. As such, the proposed works involve significant work to the roof.

We have reviewed a Bat Survey Report prepared by Turnstone Ecology dated August 2021 and submitted in support of the application. The report presents the results of a Preliminary Roost Assessment Survey completed on 13th May 2021 followed by Bat Activity Surveys completed in June and July 2021. The activity surveys consisted of one dusk emergence survey and one dawn re-entry survey. We advise that the bat survey work has been carried out in accordance with current best practice guidance.

No bats were recorded emerging from or entering the barn that is to be converted.

A bat was recorded entering barn two during the dawn survey but it is understood that this building does not form part of the application and, as such, no impacts on roosting bats are anticipated.

Overall, we advise that the assessment that has been carried out for bats meets guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has now been submitted to enable the Local Planning Authority to reach an informed decision in accordance with the guidelines and to discharge its duty in respect of the requirements of The Regulations 2019. In summary, we advise that bats should not present a constraint to the proposed development

Evidence of nesting swallows and house sparrows was recorded during the surveys.

Appropriate mitigation and enhancement measures for bats and nesting birds are provided in section 4.2 of the report. We therefore recommend the following planning condition;

“The development shall be carried out in accordance with the mitigation and enhancement measures detailed in section 4.2 of the Bat Survey Report prepared by Turnstone Ecology dated August 2021. The measures shall be implemented as construction proceeds and completed prior to the first occupation of the development and retained as such thereafter.”

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

