

Jessica Cheadle

From: Thomas Beardsmore
Sent: 19 November 2021 16:06
To: SDDC Planning Applications
Subject: FW: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

From: Trevor Taylor <TTaylor@derbyshirewt.co.uk>
Sent: 22 October 2021 12:57
To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Subject: RE: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

Dear Thomas,

RE: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

In our previous response to the above planning application dated 16th August 2021 we advised that a bat assessment was required prior to the determination of the application.

We have now had the opportunity to review a Preliminary Bat Roost Assessment and Bird Survey report prepared by S. Christopher Smith dated 6th October 2021. The report presents the results of an inspection and assessment of the existing buildings onsite carried out on 4th October 2021. No evidence of roosting bats or nesting birds was found during the inspection and the buildings were concluded to have no suitable access or roosting features for bats.

We can advise that sufficient information in respect of protected species has now been submitted to enable the Authority to determine the application in the knowledge that the proposed development is unlikely to impact on protected species and no further surveys are considered necessary.

We fully support the bat and bird enhancement measures recommended in the report to achieve biodiversity net gain in accordance with the NPPF and therefore recommend the following planning condition;

“The development shall be carried out in accordance with the bat and bird enhancement measures recommended and detailed in the Preliminary Bat Roost Assessment and Bird Survey report prepared by S. Christopher Smith dated 6th October 2021. The recommended enhancement measures shall be implemented as construction proceeds and completed prior to the first occupation of the development and retained as such thereafter.”

Regards

Trevor

Trevor Taylor
Biodiversity Planning Officer
Derbyshire Wildlife Trust, Sandy Hill Park, Main Street, Middleton, Matlock, DE4 4LR
Direct line: 01773 881181 Switchboard: 01773 881188 www.derbyshirewildlifetrust.org.uk



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From: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>

Sent: 22 October 2021 12:00

To: Trevor Taylor <TTaylor@derbyshirewt.co.uk>

Subject: RE: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

Hi Trevor,

Have you had chance to look at this one yet? I have a planning committee deadline of next Monday and do not want to delay this application by a further month, with this now being the only outstanding issue. I would really appreciate it if I could get a response by today or at the latest Monday morning. Thanks.

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

www.southderbyshire.gov.uk

We are currently receiving a high number of planning applications which is resulting in delays to our usual response times.

We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



From: Thomas Beardsmore

Sent: 11 October 2021 12:43

To: Trevor Taylor <TTaylor@derbyshirewt.co.uk>

Subject: RE: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

Hi Trevor,

Following your initial comments, the applicant has now submitted a preliminary bat and bird assessment, please see attached. Please could you provide an updated response.

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

www.southderbyshire.gov.uk

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We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



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South
Derbyshire
District Council

From: Trevor Taylor <TTaylor@derbyshirewt.co.uk>

Sent: 17 August 2021 10:14

To: Planning <Planning@southderbyshire.gov.uk>

Cc: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>

Subject: Application: DMPA/2021/0756 53 Cauldwell Road, Linton

For the attention of Thomas Beardsmore

Dear Thomas

Proposal: The erection of 3 no. detached dwellings, extensions and alterations to the existing bungalow and the erection of a detached double garage

Location: 53 Cauldwell Road, Linton, Swadlincote, DE12 6RX

Application: DMPA/2021/0756

Thank you for consulting the Derbyshire Wildlife Trust with regard to the above planning application. Please find our response attached.

Regards

Trevor

Trevor Taylor

Biodiversity Planning Officer

Derbyshire Wildlife Trust, Sandy Hill Park, Main Street, Middleton, Matlock, DE4 4LR

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