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Wildlife Trust

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 Derbyshire Wildlife Trust

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
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Steffan Saunders
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For the attention of Neil Thompson

Your Ref: DMPA/2021/1364

Our ref: DWTSOU832

29th November 2021

Dear Neil

Proposal: Demolition Of Existing Building And Construction Of Residential Development

Location: The Angel Inn, Church Street, Swadlincote, DE11 8LF

Application: DMPA/2021/1364

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 planning permission for the erection of five dwellings following the demolition of an existing public house is supported by the following ecological information;

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- Preliminary Ecological Appraisal and Protected Species Survey (Curious Ecology, 12th August 2021)

A site survey completed on 11th August 2021 assessed the building as having low potential to support roosting bats. In accordance with current best practice guidance, a single dusk emergence survey was subsequently carried out on the same date during the optimal survey period. No bats were recorded emerging from the building during the survey.

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, no evidence of roosting bats was found and as such, we advise that bats should not present a constraint to the proposed development.

On the basis of the submitted information we advise there should be no other protected species issues arising with the application.

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 through the incorporation of bat and swift bricks within the new dwellings. We therefore recommend the following planning condition;

“Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new buildings for roosting bats and nesting swifts. 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