Derbyshire Wildlife Trust

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Derbyshire Wildlife Trust
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Derek Stafford
Assistant Director of Planning & Regeneration
Amber Valley Borough Council
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For the attention of Mark Penford

Your Ref: AVA/2021/0607
Our ref: DWTAVA1596

2nd December 2021

Dear Mark

Planning Ref: AVA/2021/0607
Proposal: Demolition of existing office and storage containers to be replaced by a new office/workshop building
Location: Land To West Of Richford Motor Factors Dunsford Road Alfreton Derbyshire

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 Amber Valley Borough 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 erection of an office/workshop building following the demolition of an existing office is accompanied by the following ecology reports;

- Preliminary Roost Assessment (The Bat Surveyor, June 2021)
- Bat Survey Report (Wild Scapes, 14/09/2021)

A daytime preliminary assessment carried out on 15th June 2021 identified the office building as having medium potential to be used by roosting bats due to the presence of suitable features. The requirement for further bat activity surveys was rightly stated in the report.

In accordance with current best practice guidance, two nocturnal bat surveys were subsequently carried out on 22nd July (dusk) and 13th August 2021 (dawn). No bats were recorded emerging from or returning to the office building during the surveys.

Overall, we advise that the assessment that has been carried out for bats meets the guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has 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 Conservation of Habitats and Species Regulations 2017. 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.

We fully support the biodiversity enhancement recommendations provided in the Bat Survey Report to include the installation of integrated bat bricks and bird boxes within the development. A biodiversity enhancement scheme should be secured by a planning condition as follows;

" Prior to any construction above foundations level, a scheme of biodiversity enhancement to include, as a minimum, the incorporation of integrated (inbuilt) features for roosting bats and nesting swifts within the development based on the recommendations in the Bat Survey report prepared by Wild Scapes dated 14/09/2021 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