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

Derek Stafford
Assistant Director of Planning & Regeneration
Amber Valley Borough Council
PO Box 18
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Ripley, Derbyshire
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For the attention of Heather Wynne

Your Ref: AVA/2021/1204
Our ref: DWTAVA1606a

20th May 2022

Dear Heather

Proposal: Proposed 2 storey bedroom extension with en-suite and conversion of existing outbuildings to form a self contained annexe to include kitchen, living area and WC at ground floor level, with 2 bedrooms, WC and en-suite at first floor level.

Location: Flaxholme Farm 105 Derby Road Duffield Belper Derbyshire DE56 4FQ

Application Ref No: AVA/2021/1204

Thank you for re-consulting the Derbyshire Wildlife Trust with regard to the above planning application following the submission of further information. 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.

In our previous consultation response dated 25th January 2022 we advised that a bat assessment of the buildings was required.

We have now had the opportunity to review a Protected Species Appraisal prepared by Arc Ecology dated March 2022. The appraisal is based upon a daytime inspection of the stable buildings undertaken on 11th February 2022 from which it is concluded that the stables buildings have negligible potential for roosting bats.

Unfortunately the appraisal has not included the existing dwelling which will also undergo works that has potential to affect bats. However, from our own observations of the property we are satisfied that the proposed extensions to the existing property will not impact on any suitable bat roost features.

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 or suitable roost features was found and as such, we advise that bats should not present a constraint to the proposed 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,

[redacted]

Trevor Taylor BSc Hons ACIEEM
Biodiversity Planning Officer