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Derek Stafford
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Amber Valley Borough Council
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Ripley, Derbyshire
DE5 3SZ

For the attention of Mark Penford

Your Ref: AVA/2022/0570
Our ref: DWTAVA1690

26th July 2022

Dear Mark

Proposal: Demolition of existing single storey garage and erection of new two storey 3 bedroom dwelling (the proposal is a departure to the Adopted Local Plan)

Location: 8 Lower Birchwood Somercotes Alfreton Derbyshire DE55 4NG

Application Ref No: AVA/2022/0570

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the 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.

Response

8 Lower Birchwood was subject to a Preliminary Bat Roost Assessment (Turnstone Ecology, July 2022). The report presents the results from the daytime building inspection conducted on the 11th July 2022 from which it was concluded that the existing garage has **negligible potential** for roosting bats. On the basis of the information submitted, we advise that this is likely to be an accurate assessment.



Overall, we advise that the assessment that has been carried out to locate potential bat roost features meets 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 (Amendment) (EU Exit) Regulations 2019".

The Trust supports the biodiversity enhancement recommendations set out in section 4.2, subheading *Enhancement* of the Preliminary Bat Roost Report (Turnstone Ecology, 2022). We recommend the council secures these enhancements through condition, see below.

Biodiversity Enhancement

To provide enhancements, in line with the aims of the NPPF 2021, A Bat Box Plan shall be submitted to an approved in writing by the Local Planning Authority within three months of planning approval. The Plan shall include, as a minimum, the installation of two integrated bat boxes at a suitable location on the proposed dwelling, as set out in the Preliminary Bat Roost Assessment (Turnstone Ecology, July 2022). The Plan 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,

[redacted]