Derbyshire Wildlife Trust

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Derek Stafford
Assistant Director of Planning & Regeneration
Amber Valley Borough Council
PO Box 18
Town Hall
Ripley, Derbyshire
DE5 3SZ

For the attention of Anne Arkle

Your Ref: AVA/2022/0653
Our ref: DWTAVA1703

11th October 2022

Dear Anne

Proposal: Conversion of existing brick single storey outbuilding to 2 bedroom single storey dwelling. (This proposal may affect the setting of a listed building)

Location: The Old Slaughterhouse Shipley Gate Shipley Nottingham NG16 3JE

Application Ref No: AVA/2022/0653

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

There is no information accompanying the application about biodiversity or protected species. The outbuilding could be suitable for roosting bats or breeding birds. There are no photographs



of the building as far as I can see so it is not possible to reach any view on the suitability of the building.

The Council is advised to request photographs of the building from the applicant and for these to be sent to us for further assessment. If there is still some uncertainty around the suitability of the building for bats and birds further surveys will be required as below.

Further survey(s) needed

Paragraph 99 of Circular 06/2005 states “it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances”.

PBRA required

It is recommended as a minimum that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. Evidence of nesting bird activity should also be recorded. This survey can be undertaken any time of the year and no works of any kind should be undertaken to the buildings until this assessment has been undertaken and a decision has been made by the LPA.

The results of the assessment should be presented in accordance with current guidelines, such as Ecological Report Writing (CIEEM, 2017), British Standard BS 42020: 2013 and Bat Conservation Guidelines (Collins, 2016).The report should make clear the requirement for any further survey work and it should be noted that if further survey is required, this should be undertaken prior to determination of the planning application. These surveys will need to be undertaken at the appropriate time of year, in line with the good practice guidelines (Collins, 2016). The report should include any requirement for licensing and details of mitigation and enhancement measures appropriate to the site.

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,



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Endnote:

Please see our planning pages https://www.derbyshirewildlifetrust.org.uk/planning for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.