Derbyshire Wildlife Trust

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Derbyshire Wildlife Trust is registered in England and Wales, company number 715675
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Derek Stafford
Assistant Director of Planning & Regeneration
Amber Valley Borough Council
PO Box 18
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Ripley, Derbyshire
DE5 3SZ

For the attention of Trinity Barlow

Your Ref: AVA/2023/0386
Our ref: DWTAVA1791

25th August 2023

Dear Trinity,

Proposal: Extensions to existing dwelling to create first floor living accommodation & erection of detached garage
Location: 2 Golden Valley Horsley Woodhouse Ilkeston Derbyshire DE7 6BA
Application Ref No: AVA/2023/0386

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

We have reviewed the proposed plans for the extension and suggest that the roof of the house possesses potential bat access and roosting features. The creation of a first floor in place of the roof has the potential of impacting bats and/or their places of shelter. Therefore, it is recommended as a minimum that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. Any 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 building until this assessment has been undertaken and a decision has been made by the LPA.

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*".

The results of the assessment should be presented in accordance with current guidelines, such as Ecological Report Writing (CIEEM, 2019), 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.

As we are approaching the end of bat survey season, the applicant should be aware that although Preliminary Bat Roost Assessments can be undertaken any time of the year, nocturnal surveys can only be undertaken between May and September, if required. At least one nocturnal survey has to be undertaken by the end of August for low and moderate potential and two nocturnal surveys by the end of August for high potential.

Yours sincerely,



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Reviewed by Kieron Huston MCIEEM - Biodiversity Planning Manager

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.