Derbyshire Wildlife Trust

Sarah Brooks
Head of Planning
Amber Valley Borough Council
PO Box 18
Town Hall
Ripley, Derbyshire
DE5 3SZ

**For the attention of Laura Anthony**

Your Ref: AVA/2025/0689
Our ref: DWTAVA2163

03/11/2025

Dear Laura,

**Proposal: Change of use from residential property to HMO for 10 units (may affect the setting of listed building and character of the conservation area)**

**Location: 17 Church Street Alfreton Derbyshire DE55 7AH**

**Application Ref No.: AVA/2025/0689**

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 nature conservation issues associated with the proposed development.

**Response**

After consulting our biological records database (DBRC), we are not aware of any nature conservation interest associated with the site. The proposals are of limited ecological impact and there will not be any ecological constraints to the development - therefore no further comments are given on this application.

**Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR**
01773 881188 · enquiries@derbyshirewt.co.uk

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However, it should be noted that if the development works require disturbance or alteration to the roof or roof void of the property, a Preliminary Roost Assessment (PBRA) will be required prior to the determination of the application.

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,

Jenny Wheeldon

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer
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