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 Alex Shaw

Your Ref: AVA/2026/0275
Our ref: DWTAVA2358

11th June 2026

Dear Alex,

Proposal: The refurbishment of the restaurant to include the redecoration of elevations, replacement aluminium cladding and relocated access door. Minor alterations to accessible and grill bay parking, replacement patio furniture and formation of new staff shelter finished with 2m high close board fence and associated works to the site

Location: Mcdonalds Restaurants Ltd Lesley Crescent Butterley Park Ripley Derbyshire DE5 3QP

Application Ref No.: AVA/2026/0275

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 checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site

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

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- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation designation

Furthermore, the site is exempt from mandatory biodiversity net gain under the 'de minimis' exemption. Based on the proposals and the information submitted, we advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity and have no further comments to make.

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,

Holly Fowler

Holly Fowler BSc (Hons)
Biodiversity Planning Lead (South)
planning@derbyshirewt.co.uk