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 Rebecca Godson

Your Ref: AVA/2025/0607
Our ref: DWTAVA2148a

8th July 2026

Dear Rebecca,

Proposal: Demolition of existing dwelling and outbuildings and replacement by a new self-build detached dwelling and entrance gates (cross boundary application)

Location: Breezeway Main Road Morley Ilkeston Derbyshire

Application Ref No.: AVA/2025/0607

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

Further to our response dated 30th September 2025, we have been made aware of a Bat Nocturnal Survey Report (J. Wheeldon BSc MSc MCIEEM, May 2026). Please find our updated comments below:

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

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A Preliminary Roost Assessment (PRA) was carried out in February 2025 by The Eco Surveyor. At the time of the survey, the buildings were assessed as having 'moderate' suitability for roosting bats in relation to B1 and 'low' suitability in relation to B2, the garage.

We acknowdlege that since the PRA both buildings have deteriorated, including a roof collapse reported by the owner. The roof is no longer present along the western aspect of B1, and no roof is present on B2.

The updated ecological survey conducted by J. Wheeldon BSc MSc MCIEEM re-assessed B1 as having 'low' suitability for bats and B2 as having 'negligible'. A nocturnal bat survey was undertaken on 12th May 2026, focusing primarily on the remaining roof of B1.

No bats were recorded to emerge from either B1 or B2. Low numbers of common and soprano pipistrelle foraging and commuting passes were recorded during the survey.

No further survey works or licencing is therefore required for works to commence. We do however support the recommendation for a sensitive lighting scheme to be implemented due to the proximity of suitable foraging habitat to the north-west of the site, as well as the implementation of suitable species enhancements to provide opportunities to improve biodiversity, in accordance with the NPPF (2024). We acknowledge that a high-level bat and bird box plan has been submitted with the application; however, further details on box type and installation requirements are needed.

Conditions overleaf

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Bat and Bird Boxes

Prior to building works commencing above foundation level, a bat and bird box plan shall be submitted to and approved in writing by the LPA to achieve a net biodiversity gain, in accordance with the NPPF (2024). Integrated boxes should be favoured to provide long-lasting, discreet and secure nesting and roosting opportunities. Universal nest boxes / swift bricks should be favoured. Boxes shall be attached at eaves level, with bird boxes avoiding south-facing elevations. Photographs of the boxes in situ shall be submitted to fully discharge the condition.

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.

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Yours sincerely,

Holly Fowler

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Biodiversity Planning Lead (South)
planning@derbyshirewt.co.uk

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