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 Katja Graham

Your Ref: AVA/2026/0499
Our ref: DWTAVA2398

3rd September 2026

Dear Katja,

Proposal: Demolition of the existing garage and the erection of a two-storey side extension, together with the replacement of the existing roof, alterations to external facing materials, associated landscaping works, and the installation of photovoltaic panels and air source heat pump/air conditioning units.

Location: 2 Holly Bush Lane Makeney Belper Derbyshire DE56 0RX

Application Ref No.: AVA/2026/0499

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 submitted information, inclusive of the Preliminary Roost Assessment (PRA) prepared by Eco360 (June 2026) and have the following comments to make:

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

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It is understood that the application pertains to the demolition of an existing garage building and the erection of a two-storey side extension.

The PRA was undertaken on 15th June 2026 to determine whether bats or birds were present and how they might use the structures on site. The dwelling and garage were subject to an internal and external inspection and were determined to hold negligible potential for bats to roost and birds to nest. Further nocturnal surveys are therefore not required.

We advise that sufficient information regarding bats has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with Circular 06/2005 and to discharge its duty in respect of the requirements of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Conditions

Biodiversity Enhancement Plan

Prior to building works commencing, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the locations and specifications of two or more of the following measures, which shall be implemented in full and maintained thereafter:

- 1x external woodcrete / woodstone bat box
- 1x integral bat brick
- 1x external woodcrete / woodstone bird box
- 1x integral universal nest brick
- 1x insect brick / house / tower
- Hedgehog gaps in fencing (130 mm x 130 mm)

- Native and wildlife-attracting planting i.e., trees, hedgerow, shrubs and / or herbaceous perennials to provides resources for pollinators, birds and other wildlife.

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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

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