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/2026/0429
Our ref: DWTAVA2407

30/09/2026

Dear Rebecca,

Proposal: Proposed two first floor flats over existing shops

Location: Unit 1 38 Market Place Heanor Derbyshire DE75 7EG

Application Ref No.: AVA/2026/0429

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

We have reviewed the information provided and online imagery of the site. It is noted that building has not been assessed for its potential to support roosting bats and nesting birds. Although potential features on the building and adjacent buildings appear to be limited and presence of bats is unlikely, all building works should proceed with caution and vigilance for unexpected bat presence. If bats are subsequently discovered, work should cease, and further advice sought from a suitably qualified ecologist without delay.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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We would recommend the following conditions relating to nesting birds and biodiversity enhancement in line with NPPF.

Nesting Birds

No building work shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Biodiversity Enhancement Plan

Prior to the completion of development, and in line with the NPPF an integral/external bat box will be provided on the building at eaves level and positioned to favour the southern elevation and away from external lighting.

The chosen measure(s) shall be installed in accordance with the manufacturer's guidance and evidence that these measures have been implemented shall be submitted to the Local Planning Authority for approval, prior to occupation. Measures shall be retained in perpetuity.

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,

J. Wheeldon

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer
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