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/2026/0246
Our ref: DWTAVA2364a

06/10/2026

Dear Laura,

Proposal: Demolition of garages and outbuilding and erection of 3-bedroom dwelling with associated parking
Location: Garages Adjacent 1 North Street North Street Riddings Alfreton Derbyshire
Application Ref No.: AVA/2026/0246

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 including the Preliminary Roost Assessment report (Arbtech, September 2026). Although potential roosting features within the buildings appear to be limited and presence of bats was not identified, 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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Two old bird nests were noted within building B1. 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

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented, in line with the NPPF 2026:

- 1No. integral/external bat box at eaves level (favouring southern elevations)
- 1No. integral/external swift/universal nest brick at eaves level (avoiding southern elevations)

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

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