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/2026/0425
Our ref: DWTAVA2387b

29th October 2026

Dear Rebecca,

Proposal: Conversion of first and second floors to form 5no. self-contained apartments (Use Class C3) and ground floor to form three retail units (Use Class E(a))

Location: Wood Bros 9 - 13 Ray Street Heanor Derbyshire DE75 7GE

Application Ref No.: AVA/2026/0425

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 29th September 2026, we have been made aware of a Bat and Bird Report prepared by Elton Ecology (September 2026). Please find our updated comments below:

A Preliminary Bat Roost Assessment (PBRA) and nesting bird survey was undertaken at the site on 20th August 2026. Building B1 was assessed to hold 'low' bat roosting suitability. Buildings B2 and B3 were assessed to be of 'negligible' suitability. A single dusk emergence survey was conducted on B1 on 25th August 2026, to determine the presence / absence of roosting bats. No bats were recorded to emerge or re-enter B1 and are therefore assumed to be absent. No further surveys or licencing is required for works to commence lawfully.

A historic bird nest was recorded within the loft void of B1 and therefore construction should avoid the breeding season unless a pre-works check is undertaken by a suitably qualified ecologist no more than 48 hours prior.

Conditions

Nesting Birds

No building works 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.

Species Enhancement Plan

Prior to building works commencing, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

• integral nest bricks at ratio of 1:1 (5 x swift bricks total), in line with British Standard 42021:2022
• integral bat boxes

Prior to occupation, a statement of good practice including photographs should be submitted to the local planning authority to fully discharge this condition. This shall clearly demonstrate 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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