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 Alex Shaw

Your Ref: AVA/2026/0622
Our ref: DWTAVA2428

30th October 2026

Dear Alex,

Proposal: Proposed demolition and rebuilding of outbuilding including the removal of a tree subject to a TPO

Location: Chestnut House Lower Road Mackworth Derby Derbyshire DE22 4NG

Application Ref No.: AVA/2026/0622

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 Bat Roost Assessment (PBRA) and Bird Survey Report prepared by S. Christopher Smith MRICS MSc CEnv (August 2026).

The ecological report presents the results of a PBRA, bird survey and bat emergence surveys undertaken at the site.

The PBRA concluded that the outbuilding supports 'definite' bat roosting opportunities due to the presence of feeding remains beneath the timber beam within the eastern section of the building, likely attributed to brown long-eared (BLE) bats. Three nocturnal emergence surveys were conducted between May – August 2026 to characterise the roost. A trail camera was also deployed on 18th March and collected on 16th June 2026 which recorded a BLE bat flying in the ground floor eastern area of the barn.

The surveys confirmed the presence of a single BLE night and day roost. As the building will be demolished, the loss of the two roosts is unavoidable. A Natural England mitigation licence will be required for works to commence lawfully.

Additionally, pigeons, swallows and possibly wrens were recorded to be nesting within the building. Appropriate nesting compensation should be delivered within the site.

Outstanding matters / further survey works

Roosting Bats

Although sufficient ecological surveys have been undertaken on the outbuilding, we understand that a tree protected by a TPO is also proposed for removal. It is unclear whether a Ground Level Tree Assessment (GLTA) has been carried out to assess its suitability for roosting bats.

The GLTA and any necessary follow-up surveys should be completed before the application is determined.

Draft Conditions

Bat licence

The demolition of the outbuilding shall not take place until an appropriate bat licence has been obtained. Confirmation of that a licence has been granted shall be submitted to the LPA. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Preliminary Bat Roost Assessment (PBRA) and Bird Survey Report prepared by S. Christopher Smith MRICS MSc CEnv (August 2026). and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and maintained thereafter. Where monitoring is a licence requirement, a copy of the results will be submitted to the LPA within three months of the surveys.

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.

Bat and Bird Box Plan (Incl. Swallows)

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 compensate for the impacts of the development. This shall include details of appropriate swallow mitigation to compensate for the loss of nesting provision. Swallow cups are

designed to be fitted internally within an open-fronted structure, such as a stable, carport, wood store etc. and not to external walls. Such approved measures shall be implemented in full and maintained thereafter.

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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