



Sandy Hill, Main Street,
Middleton, Derbyshire, DE4 4LR
T 01773 881188
E enquiries@derbyshirewt.co.uk

www.derbyshirewildlifetrust.org.uk

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England and Wales, company number 715675
Charity number 222212
VAT number 509 4825 32

Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of James Stannard

Your ref: HPK/2021/0641

Our ref: DWTHPK636a

16th February 2022

Dear James

**Proposal: Residential development, one bungalow and two pairs 3 bed semis (5 units)
including drives and garages**

Location: 42 Elnor Lane, Whaley Bridge

Application Ref No: HPK/2021/0641

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 High Peak 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 13th January 2022, a second Preliminary Ecological Appraisal



has now been submitted, this time produced by Rachel Hacking Ecology (January 2022). This report does not progress the application any further as it still does not include the required data consultation with the Local Biological Record Centre and nocturnal bat surveys are still required between May and August.

A detailed response was provided by the Trust previously and it is unclear why a second PEA has been commissioned rather than addressing the points raised in our letter.

Whilst the current report assesses all trees to have negligible bat roost potential, we would again reiterate that biological records pertinent to the site are held by the record centre and these should be obtained to inform the site assessment.

As per our previous letter, **it is essential that no works to on-site buildings or trees are undertaken until bat surveys have been undertaken and the results of the data consultation obtained. We advise that the data consultation is obtained first as it is likely to influence the bat surveys required.**

All points in our previous letter remain valid and these should be addressed prior to determination.

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,

Libby Duggan-Jones MBiolSci MCIEEM
Biodiversity Planning Officer

Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.