

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

For the attention of Rachael Simpkin

Your ref: HPK/2022/0376 & HPK/2022/0377

Our ref: DWTHPK675

30th November 2022

Dear Rachael

Proposal: This proposal is to bring this empty hotel building back to life with the creation of 20 apartments. The existing frontage is retained unaltered and there are two small extensions to the rear elevation

Location: Grove Hotel, Grove Parade, Terrace Road, Buxton, Derbyshire, SK17 6AJ

Application Ref No: HPK/2022/0376 & HPK/2022/0377

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

The development at Grove Hotel is supported by a Preliminary Roost Assessment (Whistling Beetle Ecological Consultants, 2021). The report concludes that the hotel building has **negligible potential** to support roosting bats. Considering the recent significant works to the hotel roof, we advise that negligible potential is a fair assessment and no further surveys regarding bats are considered necessary. However, as this bat assessment was completed in

November 2021, we only consider the results to be valid until the start of the 2023 bat activity season. **If works have not begun by April 2023, a new update Preliminary Bat Roost Assessment will likely be required.**

Recommendations

Our Derbyshire Local Record Centre holds multiple records of bats/bat roosts within 500m of the development. As a result, we recommend the council secures a biodiversity enhancement and a lighting condition to safeguard and enhance local bat populations. See below for conditions.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Biodiversity Enhancement Plan

Prior to building works commencing, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2021. Measures shall include (but are not limited to) the following:

- 2x External Bat Box (Including details on position/specification)
- 3x External Swift Box (Including details on position/specification)

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,

Biodiversity Planning
Assistant



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.

