

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

For the attention of Rachael Simpkin

Your ref: HPK/2023/0025

Our ref: DWTHPK576-2

24th April 2023

Dear Rachael

Proposal: Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping (resubmission of application reference HPK/2020/0334).

Location: Land South of, Hollin Cross Lane, Glossop, Derbyshire, SK13 8JH

Application Ref No: HPK/2023/0025

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 Trust responded to HPK/2020/0334 in 2020 and 2021, reviewing the Bat Survey of Trees report, Bat Activity Survey report, Ecological Management Plan and the Management Plan (Woodland and Open Space). After some revisions, these documents were considered to provide sufficient information to inform determination of the application. The Trust had no objections to the scheme.

The current application is a re-submission of the previous scheme, with a slight reduction in dwellings. It is supported by the same ecological reports. Both bat survey reports are now around three+ years old and in accordance with best practice guidelines (CIEEM, 2019) these should be updated. Initially, a site visit should be undertaken to re-assess the buildings and trees and then any necessary nocturnal surveys should be carried out, in accordance with bat survey guidelines (Collins, 2016). If any deviation from the guidelines is proposed, this should be clearly justified in the reports.

The Management Plans are still generally applicable but these should be updated to reflect any changes in layout.

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.