

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

For the attention of Rachael Simpkin

Your ref: HPK/2022/0474

Our ref: DWTHPK694

13th July 2023

Dear Rachael

Proposal: Proposed change of use from offices to 24 Apartments and associated car parking

Location: Charlestown Works, Charlestown, Glossop, Derbyshire, SK13 8LJ

Application Ref No: HPK/2022/0474

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

We have reviewed the Preliminary Ecological Appraisal (PEA) (e3p, January 2023). The site is dominated by bare ground and forms an active construction site. A building (B1) is present immediately adjacent to site, which spans Bray Clough and was considered to have high bat roost



potential. The offsite portion was also considered to have hibernation potential. Currently no works / demolition of this building are proposed as part of this application. If this should change, then two-three nocturnal bat surveys will be required, along with possible hibernation surveys, prior to any works or permissions (See Section 5 of PEA). Other constraints are limited to nesting birds in existing trees and the presence of the watercourse.

The Landscape Plan indicates that trees will be retained along the watercourse and we advise that sensitive lighting is secured, along with biodiversity enhancements through appropriate conditions. No further surveys are required at this time and the following conditions are recommended, should the LPA be minded to approve the application.

Nesting birds

No stripping, demolition works or vegetation clearance 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.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to avoid / minimise lightspill to Bray Clough watercourse. 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.

Enhancement

Prior to building works commencing above foundation level, a Biodiversity 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:

- 5 x universal nest boxes per block, avoiding southern elevations.
- 2x integrated bat boxes per block, favouring southern elevations.
- insect bricks / towers.
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

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.