

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

For the attention of Rachael Simpkin

Your Ref: HPK/2023/0118

Our ref: DWTHPK693

27th July 2023

Dear Rachael,

Proposal: Demolition of existing mill outbuildings and conversion/erection of 25no. dwellings with associated car parking, landscaping and highways works.

Location: Land at Hole House Mill, Marple Road, Chisworth, Derbyshire, SK13 5DH

Application Ref No: HPK/2023/0118

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 Ecological Appraisal (Dunelm Ecology, 2019) recommends nocturnal bat surveys, which do not appear to have been undertaken. These are required prior to determination and given the



time of year, should be commenced at the earliest opportunity.

The Ecological Appraisal report is now four years old and whilst a Biodiversity Impact Assessment (Rachel Hacking Ecology, 2022) was submitted in 2022, this was based on the 2019 surveys and did not include an update site visit. In line with CIEEM guidance of the lifespan of ecological data, an update site visit should be carried out to enable the Ecological Appraisal and BIA to be updated.

The 2022 BIA predicted a net biodiversity loss. Once the assessment has been updated with a site visit, measures should be proposed to ensure a net gain is achieved, in line with national policy.

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