

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: DWTHPK576-2a

17th August 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

Further to our previous letter sent on 24th April 2023, we have received and reviewed the updated Bat Surveys (Rachel Hacking Ecology, 2023). These surveys update previous bat survey work from 2019, where two nocturnal surveys were carried out for each building.



Two dusk emergence surveys were undertaken in June and July 2023. These recorded a maximum of two common pipistrelle bats emerging from Building 1 and four common pipistrelle bats emerging from Building 2. These roosts were considered to be day roosts and a licence from Natural England will be required to enable works to proceed. The mitigation measures outlined in Section 5 of the report are considered suitable. The surrounding habitats also include a brook that acts as a wildlife corridor which offers foraging spaces and habitat connectivity for bats.

All of the trees being affected by the proposals were subject to aerial inspection in 2023 and considered to display negligible-low potential to support roosting bats. No further surveys regarding bats are necessary in this instance. The following conditions are advised:

Bat Mitigation

No demolition or other works to Buildings 1 and 2 shall take place until an appropriate licence has been obtained from Natural England. Upon confirmation of the licence / site registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the Bat Surveys (Rachel Hacking Ecology, 2023) and amended as necessary based on any correspondence with Natural England. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter. A confirmation of registration will be submitted to the LPA once granted.

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 bat roost features on new buildings and surrounding foraging habitat. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. 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.

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.

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,

A handwritten signature in black ink, appearing to read 'Avreen Roque'.

Avreen Roque BSc (Hons)
Biodiversity Planning Trainee

Reviewed by 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.