



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Your Ref: DOC/2023/0072

Our ref: DWTHPK673-1

16th January 2024

Dear James,

Proposal: Application for Approval of Details Reserved by Condition in relation to application HPK/2022/0353 Conditions 3,4,5,7,9,10,11,12,13,17,19,20,22,23,24,25 & 26

Location: Land belonging to former Zion Methodist Chapel, Simmondley Lane, Simmondley, Glossop, Derbyshire,

Application Ref No: DOC/2023/0072

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.

Condition 9 – Lighting

We advise that sufficient information has been provided to enable the Council to discharge condition 9.



Condition 10 – Biodiversity Enhancement Plan

No development shall commence above foundation level, until a Biodiversity Enhancement Plan has been submitted to and agreed in writing by the Local Planning Authority. The approved measures shall be implemented, prior to the first occupation of the development hereby approved in full and maintained thereafter for the lifetime of the development. The Plan shall clearly show positions, specifications and numbers of features, which shall include the following:

- universal nest boxes at a ratio of 1:1*
- integrated bat boxes at a ratio of 1:1*
- fencing gaps, 130mm x 130mm to maintain connectivity for hedgehogs*
- provision of swift boxes*
- summary of ecologically beneficial landscaping*

We recommend the following amendments are implemented to adhere to condition 10 whilst providing optimal biodiversity enhancements:

1. The proposed 1B Schwegler Nest Boxes are better suited on mature trees, we therefore they are moved onto retained trees towards the northern boundary. The number of these external boxes can be decreased based on feasibility and access to suitably mature trees on site.
2. To be in line with British Standard (BS 42021:2022 Integral Nest Boxes) there must be a minimum of eight integral universal nest bricks (Also known as swift bricks). We therefore recommend that the 1B Schwegler Nest Boxes are replaced with a suitable integral universal / swift nest brick.
3. Hedgehog hole specifications should be reduced to a size of 1.3cm by 1.3cm to allow the passage of hedgehog whilst limiting access for other mammals including small dogs.

Following the submission of an amended biodiversity enhancement plan to incorporate the above changes, condition 10 can be discharged.

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,

Rhianna Kemp

Rhianna Kemp BSc

Biodiversity Planning Assistant

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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.