

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

For the attention of Rachel Robinson

Your Ref: DOC/2023/0067

Our ref: DWTHPK664-1a

30th January 2024

Dear Rachel,

Proposal: Discharge of conditions 12,14,15,18,23 and 38 relating to HPK/2022/0317

Location: Eastern Mill Milltown Glossop

Application Ref No: DOC/2023/0067

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

Condition 13. Bat Licence

Whilst not specifically part of this consultation request, we note that a bat licence application was submitted in October 2023. Confirmation should be provided that this has been granted by



Natural England, prior to discharge. All works should proceed fully in accordance with the details in the licence / Ecological Impact Assessment (EclA) (Enzygo Ltd., 10th August 2022).

Condition 14 – Swift Method Statement

We have reviewed the Swift Method Statement dated 4th December 2023. This shows a marked increase in the number of integral swift boxes, which is welcomed. It also contains the additional details recommended in our letter dated 29th November 2023. The Method Statement confirms that works to Easton House and the Coach House will not take place during Spring 2024 and therefore potential nesting sites for swift will remain available on site during demolition of the other buildings. Easton House and the Coach House should not be demolished until either a) the end of the 2024 nesting season (ends mid-September) or b) the completion of a significant proportion of the new buildings with integrated swift bricks.

We note that the Method Statement states that, *“works to Coach House and Easton House are to be undertaken independently by the Landowner”* and that, *“The Planning Conditions associated for the proposed development in this area would need to be discharged separately by the Landowner/Developer in relation to their own programme of works (i.e. a separate programme of works and associated mitigation in relation to Swift)”*.

Condition 14 requires a Swift Method Statement to be submitted prior to the start of works on any onsite building. Therefore, the condition can be partially discharged but a second Method Statement will be required prior to works to Easton House or the Coach House.

Condition 15. CEMP

Further to our response dated 29th November 2023, Revision B of the CEMP (4th December 2023) has been submitted. This incorporates our comments, including the amendments made to the Swift Method Statement and additional precautionary measures for roosting bats. The mitigation measures in the CEMP are detailed and the site manager should fully understand the requirements, which should be communicated to all contractors. We also note that additional information has been added to Drawing: MAN.1828.002.ENZ.XX.00.DR.L.00.101 C01 (04.12.23). The condition can be discharged.

Condition 18. INNS

Further to our response dated 29th November 2023, Version 002 of the Invasive Plant Species Management Plan (01.12.23) has been submitted. This confirms that stem injection herbicide treatment will now be employed to ensure there is no run-off into the brook and that the

approach will be confirmed in the AqHerb01 application to the Environment Agency. We welcome the changes and this condition can now 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,

A handwritten signature in black ink, appearing to be 'LDJ' with a flourish.

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

planning@derbyshirewt.co.uk

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.