

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

For the attention of James Stannard

Your Ref: HPK/2023/0532

Our ref: DWTHPK718

27th March 2024

Dear James,

Proposal: Retention of use of land as garden, with off-road parking area and garden building with solar panels

Location: Land off Eaves Knoll Road New Mills

Application Ref No: HPK/2023/0532

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 checked the proposed development against our Biological Records Database. There are currently no records of protected species or notable habitats on site. The site is also not



covered by statutory or non-statutory nature conservation designation. Several recent records of hedgehogs are present in the adjacent residential area to the south/ south east of the site. The proposal indicates the clearance of existing overgrown scrub and rubble piles, which have the potential to support hedgehogs and other wildlife. As the scale of the proposal is relatively minor, we do not consider any ecological surveys to be necessary. However, we would advise that works should proceed sensitively, with any large rubble piles cleared by hand to allow wildlife to escape if necessary.

We welcome the proposed addition of a grassed area within the garden and wildflower planting. We also advise that the retained trees are protected during works.

The following conditions are advised:

Biodiversity Enhancement Plan

Prior to building works commencing, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the locations and specifications of two or more of the following measures, which shall be implemented in full and maintained thereafter:

- 1x external woodcrete / woodstone bird box on a suitable tree or at eaves level, avoiding southern elevations.
- 1x insect brick / house / tower
- hedgehog box, against a wall/fence/hedge/shed in a dry and quiet location, with the entrance facing away from prevailing weather.
- Native and wildlife-attracting planting i.e., trees, hedgerow, shrubs and / or herbaceous perennials to provides resources for pollinators, birds and other wildlife.

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,

Avreen Roque BSc (Hons)
Biodiversity Planning Trainee
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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.