



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 Pet Twigg

Your Ref: HPK/2024/0032

Our ref: DWTHPK720

15/04/2024

Dear Pet,

Proposal: Erection of detached dwelling with associated vehicle parking, landscaping and ground works

Location: Land South of Spire Hollin Off Dinting Road Glossop

Application Ref No: HPK/2024/0032

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 reviewed the Preliminary Ecological Appraisal report prepared by Rachel Hacking Ecology 2023. We consider that the PEA has been undertaken in accordance with best practice and that the scope of surveys is in line with the size and type of site. The PEA provides sufficient



information for the LPA to be reasonably confident that protected species will not be affected or where impacts could occur suitable mitigation can be put in place to avoid and minimise such impacts.

We have also reviewed our biodiversity datasets and we are not aware of any additional ecological / biodiversity features at the site.

The proposed development is very likely to result in the loss of a small area of modified grassland (low biodiversity value). The PEA has identified the presence of a ditch and areas of trees and shrubs/scrub within the site. As far as we can ascertain these features will not be affected.

Conclusions

The development should not result in a net loss of biodiversity provided that measures are in place to protect the ditch, trees and scrub and a plan is agreed for biodiversity enhancements to include beneficial tree and shrub planting and provision of features for bats and birds.

Recommendations / Conditions

We support the recommendations set out in the PEA with regard to protecting the ditch and the retention of the trees, hedgerows and scrub on site with measures taken to avoid the spread of invasive non-native species. Any lighting scheme should be designed to avoid introduced light to retained habitats within the site as well as adjacent habitats. We advise the LPA to attach the following conditions:

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 bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Nesting Birds

No tree, scrub or hedgerow 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.

Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes.
- insect bricks / towers.
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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,

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Support Officer
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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.