

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

For the attention of Hannah Varley

Your Ref: DOC/2024/0048

Our ref: DWTHPK664-2

12th June 2024

Dear Hannah,

Proposal: Discharge of conditions 5,6,16,17 and 20 relating to HPK/2022/0317

Location: Eastern Mill Milltown Glossop

Application Ref No: DOC/2024/0048

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 6. Landscaping

We are satisfied with the details provided in Soft Landscape Plans 1 and 2 (Rev. C02), the Tree Planting Strategy Plan (Rev. PL06), Millpond General Arrangement Plan (Rev. C02) and Brook



Buffer Zone Enhancement Plan 1 and 2 (Rev. PL02). We have no further comments prior to discharge.

Condition 16. LBEMP

We have reviewed the LBEMP (Enzygo, March 2024). We note that Easton House and the Coach House are to be developed separately and therefore we would expect to see an additional LBEMP document for these areas of the site. If they are part of this permission, then this condition can only be partially discharged and works should not start on these buildings until an additional LBEMP has been approved or this LBEMP is updated.

The LBEMP is sufficient to partially discharge this condition. Our only comment is that the requirement to submit monitoring reports to the LPA should be added to Section 7.

Condition 17. Landscape and Ecological Management Plan

The LBEMP reviewed above is sufficient to also discharge this condition.

Condition 20. Shelf Brook and Glossop Brook Buffer Zone

The 8 m buffer zone does not include buildings or gardens. Landscaping comprises naturalistic planting of various wildflower / grassland mixes appropriate to the setting. This condition requires specific information listed in bullet points. I have added these below in blue and stated where information has been provided or if further detail is required:

- *plans showing the extent and layout of the buffer zone*

Provided on Brook Buffer Zone Enhancement Plan 1 and 2 (Rev. PL02).

- *provision of detailed pre and post development cross-sections, approximately every 40m along the Shelf Brook and Glossop Brook waterbodies.*

Post-development cross sections are provided on Brook Buffer Zone Enhancement Plan 1 and 2 (Rev. PL02).

- *details of remediation and restoration of riparian corridor associated with redevelopment of Volcrepe Works industrial site.*

Areas of repair and stabilisation are shown on the cross sections, however the extent of these works along the channel are not clear. The approved Construction Environmental Management Plan (CEMP: Biodiversity), produced to discharge Condition 15, only details the proposed outfall. It does not identify other in-channel / bank face works. It is essential that appropriate consideration given to protected species constraints associated with the watercourse, esp.

white-clawed crayfish. This may include pre-start survey, ecological supervision or other mitigation measures. To discharge this condition, we advise that a comprehensive summary should be provided of works required within the riparian corridor, along with the appropriate mitigation measures that will be employed. This could also be appended to the CEMP.

- *details of any proposed soft landscaping scheme, including both retained riparian trees and new soft landscaping, predominantly based on native species.*

These details are provided on Brook Buffer Zone Enhancement Plan 1 and 2 (Rev. PL02) and Soft Landscape Plans 1 and 2 (Rev. C02).

- *details demonstrating how the buffer zone and adjoining watercourse will be protected and preferably enhanced during development.*

Details of protection are not provided, although reference is made to fencing of the 8 m buffer zone etc in Section 6.2 of the CEMP: Biodiversity.

- *details of demolition and removal of previous industrial buildings and infrastructure located within 8m buffer.*

These details are not provided in relation to this condition.

- *details of any land remodelling required with riparian corridor.*

These details are not provided in relation to this condition.

- *details of any new site surface water connections to Shelf or Glossop Brooks, with a preference these be via multifunctional sustainable urban drainage solutions (SuDS Manual C753 Chapter List (ciria.org)).*

These details have not been provided in relation to this condition but may be available on drainage documents that we have not reviewed. Clarification should be provided.

- *details of any proposed footpaths, fencing, lighting, etc.*

A path is present at the outer extent of the buffer zone, which encroaches within it at the northern end of the site. We previously reviewed a Lighting Strategy as part of the outline application and commented that the Brook and the northern millpond area would be adequately shielded from lightspill with less than 0.20 lux at the edge of these habitats. This would result from the proposed bollards along the path. It should be confirmed that no changes have been made to the proposed lighting.

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,

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.