

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

**For the attention of Rachael Simpkin**

Your Ref: DOC/2024/0047

Our ref: DWTHPK171-11

19<sup>th</sup> June 2024

Dear Rachael,

**Proposal: Discharge of conditions 2, 3, 4, 5, 6, 7, 10, 11, 15, 16, 18 and 20 relating to  
HPK/2021/0216**

**Location: Forge Works Forge Road Chinley**

**Application Ref No: DOC/2024/0047**

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**

### Conditions 15 and 16 – Trees

These conditions should be reviewed by a Tree Officer.



#### Condition 18. Landscaping – Public Open Space

We cannot see a stand-alone, long-term Landscape Management Plan but rather management specifications are provided on the Landscape Drawings. This does not appear to be sufficient to discharge the Condition.

We have reviewed Landscape Proposals (Drawing Nos.: 4588.12 Rev. A, 4588.13, Rev. A, 4588.06 Rev. M and 4588.08 Rev. M). We note that two of these are different from the drawing numbers specified in Condition 19.

A grass-only seed mix is currently proposed for the 'meadow grass' areas. We would query why a native wildflower mix has not been chosen, such as EM2 or EM3 to provide greater benefit to pollinators (as well as greater visual amenity)? Shade tolerant mixes should also be considered for areas beneath existing trees.

We would also query why amenity grass is proposed alongside Black Brook in Drawings 4588.12. Rev. A, 4588.13, Rev. A and 4588.06 Rev. M. A more naturalistic corridor along the Brook would be beneficial for local wildlife and we query whether wildflower grassland could be used instead?

The cutting of wildflower grassland should reflect the recommendations on the supplier's website, to include regular cutting through the first growing season. An early spring cut may also be advantageous in subsequent years to ensure coarse grasses and less desirable herbs do not dominate.

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.