



Derbyshire
Wildlife Trust

Sandy Hill, Main Street,
Middleton, Derbyshire, DE4 4LR
T 01773 881188
E enquiries@derbyshirewt.co.uk

www.derbyshirewildlifetrust.org.uk

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
Charity number 222212
VAT number 509 4825 32

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

For the attention of James Stannard

Your Ref: HPK/2024/0143

Our ref: DWTHPK731

8th July 2024

Dear James,

Proposal: Demolition of existing workshops and retaining walls and erection of 3no. new workshops with new retaining structures, landscaping, and car parking.

Location: Derbyshire County Council Works Department, Ashbourne Lane, Chapel-En-Le-Frith, Derbyshire, SK23 0PA

Application Ref No: HPK/2024/0143

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 proposal and the Preliminary Ecological Appraisal Report (E3P, February 2024, updated in April 2024 where the site address was amended). No impacts on designated sites are anticipated as a result of the development. The site is comprised of habitats including built features, hard standing scattered trees, hedgerow and treeline. The habitats were considered to be widespread within the local area, with native hedgerow and treeline providing suitability for local wildlife.

A Preliminary Bat Roost Assessment has been undertaken. Building B1 and wall W4 were assessed as having 'moderate' bat roosting potential. Buildings B2, B3, B4, B5, B7 and walls W2, W3, W5 and W7 were assessed as having 'low' bat roosting potential. Building B6 and wall W6 were assessed as having 'negligible' potential. One of the trees on site (T1) was assessed as having PRF-I bat roosting potential. The buildings were also considered to be suitable for nesting birds. The hedgerow and treeline on site were considered as suitable habitats for both nesting birds and hedgehogs. Wall cotoneaster, an invasive non-native species, was identified on site.

We support the recommendation for nocturnal bat surveys in line with best practice guidance and based on the level of bat roost potential identified (as below):

- Two nocturnal surveys on B1 and W4
- One nocturnal survey on B2, B3, B4, B6, W2, W3, W4, W5 and W7.

Paragraph 99 of Circular 06/2005 states *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances"*.

Surveys should be undertaken at the correct time of year by suitable qualified and experienced ecologists. The results should be submitted to the LPA, including a mitigation strategy as necessary.

The requirement for conditions regarding protected species mitigation and Biodiversity Net Gain will be confirmed once the further survey results have been submitted.

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 Support Officer

planning@derbyshirewt.co.uk

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.