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

For the attention of Rosie Dinnen

Your Ref: DOC/2024/0072 & DOC/2024/0069

Our ref: DWTHPK211-11

1st August 2024

Dear Rosie,

Proposal: Discharge of Conditions 24 and 28 in relation to application HPK/2016/0648

Discharge of Conditions 24 and 28 in relation to application HPK/2017/0325

Location: Land North Of Dinting Road Glossop

Application Ref No: DOC/2024/0072 & DOC/2024/0069

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

HPK/2016/0648 Outline planning permission with all matters reserved (except access) for construction of up to 37 dwellings

Condition 24. Lighting Strategy

We are satisfied that the proposed lux levels indicated on Drawing 25550-D-01 will not adversely affect the use of green spaces by wildlife. The condition can be discharged.

Condition 28. Landscape and Ecological Mitigation and Management Plan

We have reviewed the LEMP produced by Tyler Grange in September 2023. The LEMP document covers the land included within both HPK/2016/0648 and HPK/2017/0325. The document is well-detailed and covers all points in the condition wording. We especially welcome the measures to safeguard amphibians at the site. The following comments should be addressed, after which the condition can be discharged:

- Table 5.1. Specifications for the wildflower seed mix used with the embankment matting is not provided and is not clear on the manufacturers website. This should comprise native wildflowers.
- Table 5.2. Management of SuDS basin should be specified for autumn (September – November, to avoid the core hibernation period for amphibians that may overwinter in the basin or in the immediate surrounds.
- Table 5.2. Integrated bird boxes should be installed at eaves level or at gable apexes and comprise swift / universal bricks.
- Appendix 1. Integral swift/universal bricks should be used due to their high rate of uptake by a variety of species, including swift, house sparrow and even house martin.
- Drawing 7264.06 (Landscape Proposal) should specify a suitable native wetland seed mix for the attenuation basin, along with a marginal plant mix.
- Drawing 13503/P23 only specifies 5x integral bird boxes. This is extremely low for a development of this size. The British Standard BS 42021:2022 stipulates integral boxes at a ratio of 1:1 with dwellings and we advise compliance with this standard unless justification is otherwise provided.
- Wildlife kerbs should be added to the highways specification or other relevant construction drawings to ensure they are incorporated, as per the LEMP.

**HPK/2017/0325 Outline application for residential development for up to 108 dwellings
(access considered)**

Condition 24. Lighting Strategy

We are satisfied that the proposed lux levels indicated on Drawing 25550-D-01 will not adversely affect the use of green spaces by wildlife. The condition can be discharged.

Condition 28. Landscape and Ecological Mitigation and Management Plan

- As per comments 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,

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.