

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

For the attention of Rosie Dinnen

Your Ref: DOC/2024/0101 & DOC/2024/0102

Our ref: DWTHPK211-13

23rd October 2024

Dear Rosie,

Proposal:

- Discharge of conditions 22,23,26,29 and 38 relating to HPK/2017/0325
- Discharge of conditions 22,23,26,29 and 38 relating to HPK/2016/0648

Location: Land Off Dinting Road Glossop

Application Ref No: DOC/2024/0101 & DOC/2024/0102

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

The Dinting Road site is split across two applications and the condition wording is the same



across both decision notices. An Ecological Impact Assessment (EcIA) (Tyler Grange, July 2024) for the whole site has been submitted to discharge the conditions relating to ecological matters and these are set out below:

Condition 22. Amphibian mitigation and monitoring strategy

This condition requires a strategy to protect common toads and other amphibians during works on site. The Trust have consistently advocated for measures to be designed into the scheme throughout its planning history due to the presence of marshy grassland and a toad crossing on Dinting Road. There is also a pond to the south of Dinting Road, within Dinting Lodge Grassland Local Wildlife Site, and it is likely that toads migrate between the two sites. We previously commented on a version of the EcIA (Tyler Grange, 2023) in October 2023 (DWTHPK211-9a), disagreeing with its assessment regarding the importance of the site to common toads and amphibians. The 2024 version of the EcIA submitted with this application has not updated the amphibian assessment. Despite no alteration to the assessment, the EcIA does include a Method Statement for Site Clearance in Appendix 4.

Clearance stage

The Method Statement should include the requirement to cut the onsite grassland and maintain this as short, prior to works commencing on site. This will make the site less attractive to amphibians and encourage them to move away to site boundaries or offsite habitats, where there is more shelter and more damp, shady places.

Whilst the Method Statement advises that clearance of hibernation / overwintering features avoids the winter period, we request that more site-specific instruction is provided, to include a plan of habitats on site that cannot be cleared during the winter period i.e. the area of the pond and surrounding scrub or refugia, hedgerow or boundary / scattered scrub, or stone walls. These should be programmed for clearance in the active season.

With regard to excavations, they must be installed with ramps / planks if left open (remove ideally) and checked each morning to ensure any amphibians can be rescued. If any are found, they shall be released to either the offsite wooded bank to the east or the offsite pond and grassland south of Dinting Road.

Operation / occupation stage

The LEMP (Tyler Grange, September 2023), secured through Condition 28, contains measures to safeguard amphibians at the site during operation / occupation and we commented on this in August 2024 (DWTHPK211-11). We advised that the wildlife kerbs should be added to the

highways specification or other relevant construction drawings to ensure they are incorporated. We advised this a second time, when commenting on the SuDS design in August 2024 (DWTHPK211-12). Confirmation should be provided that this has been completed.

Condition 26. Bird boxes

A Bird and Bat Box and Hibernacula Plan is provided in the EcIA. It is also replicated in the LEMP, which should supersede the EcIA in terms of enhancement provision. We provided comments on the bird box provision in our letter in August 20204 (DWTHPK211-11), which we have repeated below:

- 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 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.

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.