



Derbyshire
Wildlife Trust

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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: DET/2024/0033

Our ref: DWTHPK773

03/02/2025

Dear Rosie,

Proposal: Application to determine if prior approval is required for a proposed demolition of two-storey building with irregular shape footprint

Location: Etherow House, Etherow Industrial Estate Woolley Bridge Road Hadfield Glossop

Application Ref No: DET/2024/0033

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 Bat Roost Assessment report (AES Ltd, September 2024) which includes the results of a building inspection of Etherow House which is subject to demolition proposals.



No suitable roosting features were identified externally and the building was determined to have 'negligible' potential for use by roosting bats. The building was reported to be suitable for nesting birds and a pre-demolition check is considered necessary.

We would therefore recommend the following conditions be applied to any permission.

Nesting Birds

No works to the building or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

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,

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Support 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.