



High Peak Borough Council

working for our community

9th June 2025

My ref: DOC/2025/0004

Mrs Heather Lindley-Clapp
Nexus Planning
One Express
1 George Leigh Street
Manchester
United Kingdom
M4 5DL

Dear Mrs Heather Lindley-Clapp

DOC/2025/0004 - Discharge of Condition 25 in relation to application HPK/2019/0316 at the Former Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP.

I can confirm that in respect of:

Condition 25: which requires the submission of Construction Ecological Management Plan (CEMP) to be submitted to and approved in writing by the local planning authority. The condition specifies a series of requirements that should form part of the CEMP (items a – g) and the approved CEMP adhered to during the development. This condition can be discharged in two parts for the demolition and construction phases for which details of the demolition phase is submitted here.

The following documents have been reviewed by the local planning authority, in discussion with the Biodiversity Planning Officer at the Derbyshire Wildlife Trust, and are deemed to be acceptable.

- Construction Ecological Management Plan prepared by ADAS Limited, Ref: 1050851 / WNT69105-1934 (Rev 01) dated 10 July 2024
- Barn Owl Method Statement prepared by ADAS Limited, Ref: 1052814 / WNT69105-2070 (Rev 01) dated 13 May 2025
- Construction & Environmental Management Plan prepared by Short Construction Limited (Rev 3) dated May 2025, specifically the section on ecological considerations on page 9 of that document.

Condition 25 is partially discharged (for the demolition phase only) subject to compliance with the details provided in the three documents above. All demolition should be conducted in complete accordance with the details in the above referenced documents. The Biodiversity Planning officer (DWT) has provided guidance in their latest letter dated 28th May 2025 regarding protection of the barn owls on the site during the construction phase to which your attention is specifically drawn.

Prior to any construction works (post-demolition), a further application for the discharge of the same required details relating to the construction phase shall be submitted and approved in order to discharge the remainder of this condition.

If you have any questions regarding the above please contact bob@urbanimprint.co.uk or ben.haywood@highpeak.gov.uk

Yours sincerely,

09/06/2025

X 

Signed by: Ben Haywood
Head of Development Services