

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

**For the attention of Pet Twigg**

Your Ref: HPK/2025/0097

Our ref: DWTHPK790

16<sup>th</sup> June 2025

Dear Pet,

**Proposal: Construction of two storey office extension to the front of the existing building, with additional parking spaces and reconfiguration of areas soft landscaping.**

**Location: PEAK DALE MOLECULAR LTD Frith Knoll Road Chapel-En-Le-Frith**

**Application Ref No: HPK/2025/0097**

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 BNG Assessment Part 1 (Arbtech, March 2025) and the metric dated 9<sup>th</sup> March 2025. The site comprises a car park to the adjacent building. Proposals include an



extension to the building and minor reconfiguration of parking spaces and landscaping (this differs from the proposal set out in the Executive Summary of the BNG report).

### Habitats and Species

It appears that a PEA/PRA (Preliminary Ecological Appraisal and Preliminary Roost Assessment) (Arbtech, 2025) has been undertaken for the site but not uploaded to the planning portal. This should be made available.

Species enhancements appropriate to the site would be welcomed, such as bat and bird boxes, bee bricks and habitat piles.

### BNG

A baseline habitat value of 0.70 habitat units and 0.50 hedgerow units have been calculated, made up of small areas of other neutral grassland, scrub, introduced shrubs, scattered trees and lines of trees. The majority of the site comprises developed land.

All habitats are indicated as lost in the metric but this does not necessarily reflect the proposals. Suggestions are provided in the report for ways to deliver units on site.

The post-development tab has not been completed, despite proposed plans being available. It is therefore difficult to comment on whether 10% gains will be delivered on site or if offsite units will be required.

Whilst impacts are clearly low at this site, we advise that the post-development tab of the metric should be completed to demonstrate how 10% gains will be achieved and enable appropriate conditions to be recommended.

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.