



High Peak Borough Council
working for our community

Mr Niall Mellan
Hourigan Planning
10th Floor Chancery Place 50 Brown Street
Manchester
M2 2JG

10/07/2025

Dear Mr Mellan

**Re: DOC/2025/0037 – Application to discharge Condition 14 in relation to HPK/2022/0456
(Allowed on Appeal - APP/H1033/W/24/3339815)**

I write in connection with the above application which seeks to discharge Condition 14 relating to HPK/2022/0456 that was allowed on appeal under APP/H1033/W/24/3339815. Condition 14 states the following:

14. *No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP; Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:*
- a) *Risk assessment of potentially damaging construction activities*
 - b) *Identification of 'biodiversity protection zones'*
 - c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction*
 - d) *The location and timing of sensitive works to avoid harm to biodiversity features*
 - e) *The times during construction when specialist ecologists need to be present on site to oversee works*
 - f) *Responsible persons and lines of communication*
 - g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person*
 - h) *Use of protective fences, exclusion barriers and warning signs*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Further to the revised CEMP received 2nd June 2025, and latest comments received from Derbyshire Wildlife Trust (dated 10/07/2025) that confirms that said document (revised CEMP) is acceptable, please take this letter as formal confirmation that subject to the development being carried out in full compliance with this document, Condition 10 relating to HPK/2022/0456 (allowed on appeal) is hereby discharged.

Yours Sincerely

Mr James Stannard
Planning Officer
High Peak Borough Council