



Derbyshire
Wildlife Trust

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: DWTHPK790b

23rd September 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

BNG

Further to our letter dated 22nd September 2025, the applicant has confirmed that the BNG Assessment will be amended to address the two minor points we raised. We do not need to see the BNG Assessment again and these simple amendments can be checked by the case officer.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

01773 881188 • enquiries@derbyshirewt.co.uk



As per our previous letter, the predicted biodiversity gains should be secured via a detailed landscape plan and maintenance schedule, with a basic requirement to monitor and remediate if necessary for the first five years. The applicant has confirmed that a landscaping condition is acceptable. The condition should be at the discretion of the LPA, as DWT do not typically provide landscape wording, however we have provided advice as to what it should include.

PEA / PRA

The Preliminary Ecological Appraisal and Preliminary Roost Assessment) (Arbtech, 2025) has now been provided. It confirms that both onsite buildings display negligible bat roost potential. No onsite trees support features that could be used by roosting bats. Other protected species constraints are extremely limited.

Further to our query about the building construction, the applicant has confirmed that they are unable to incorporate bat or bird boxes into the building envelope but that boxes and habitat piles can be provided in the surrounding habitats. Such details should be included on the landscape plan.

The following conditions should be attached to any consent:

Nesting Birds

No tree, scrub, shrub or hedgerow 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.

Landscaping

Suitably worded landscape condition to secure BNG targets in line with the submitted metric, ongoing management prescriptions and monitoring/remedial actions for first five years. It



should include a requirement for tree or pole-mounted bat and bird boxes, along with habitat piles on site.

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

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

planning@derbyshirewt.co.uk