



Derbyshire
Wildlife Trust

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

Your Ref: HPK/2025/0097

Our ref: DWTHPK790a

22nd September 2025

Dear,

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 16th June 2025, an updated BNG Assessment (Rev. 2) (14th July 2025) and metric (14th July 2025) have been submitted.

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Wilder by nature

The metric now includes the post-development information and calculates net gains of +0.14 habitat units (20.53%) and +0.08 hedgerow units (15.91%). The proposals and calculations seem reasonable and accurate. Post-development habitats comprise tree planting, ornamental shrubs and small areas of grassland within the car park of Peak Dale Molecular Ltd. It is arguable whether these should be considered significant gains, due to their relatively low value and limited extent. Taking a proportionate approach, we would advise that these gains could 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 BNG Assessment still refers to different proposals and does not include the current planning application title / description. This makes little difference to the outcome but it would have been preferable to include the current planning details. Appendix 5 still contains the previous BNG summary and should be amended.

PEA / PRA

The Preliminary Ecological Appraisal and Preliminary Roost Assessment) (Arbtech, 2025) has not been provided and is still not uploaded to the planning portal. This considered unlikely to have any significant bearing on our recommendations but that cannot be confirmed until it is provided for review.

As per our previous comments, species enhancements appropriate to the site would be welcomed. However, prior to finalising a condition, it would be helpful to understand if integral or external swift bricks at the wall top would be suited to the construction? Furthermore, could insect hotel / towers or habitat piles be incorporated within landscaping?

Appropriate conditions are likely to include the following:

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.

Species Enhancements

TBC

Landscaping

Suitably worded landscape condition to secure BNG targets, ongoing management and monitoring/remedial actions for first five years

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,

Biodiversity Planning Officer
