



**Derbyshire
Wildlife Trust**

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

For the attention of Alex Bonser

Your Ref: HPK/2025/0457

Our ref: DWTHPK830

12/01/2026

Dear Alex,

Proposal: Replacement forecourt canopy, installation of 2no. 75,000L underground fuel tanks, widening of egress, relocation of vent stacks and associated works.

Location: Morrisons Petrol Filling Station Bakewell Road Buxton

Application Ref No: HPK/2025/0457

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 nature conservation issues associated with the proposed development.

Response

We have reviewed the information submitted and we have checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site
- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation

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

01773 881188 • enquiries@derbyshirewt.co.uk

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Wilder by nature

Designation.

The petrol station is located in a wooded valley adjacent to the River Wye. The existing canopy features roof tiles and may include a void behind the tiles. It appears from aerial imagery and Streetview that some of the tiles are missing/broken and therefore may provide suitable roosting features/access points for bats. We would recommend given the potential presence of roosting features and high-quality foraging habitat adjacent to the site, that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. Any evidence of nesting bird activity should also be recorded.

This survey can be undertaken any time of the year, and no works of any kind should be undertaken to the structure until this assessment has been undertaken, and a decision has been made by the LPA.

The results of the assessment should be presented in accordance with current guidelines, such as Ecological Report Writing (CIEEM, 2019) and Bat Conservation Guidelines (Collins, 2023). The report should make clear the requirement for any further survey work, and it should be noted that if further survey is required, this should be undertaken prior to determination of the planning application. These surveys will need to be undertaken at the appropriate time of year, in line with the good practice guidelines (Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition. Bat Conservation Trust). The report should include any requirement for licensing and details of mitigation and enhancement measures appropriate to the 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,



Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer
planning@derbyshirewt.co.uk

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