

High Peak Borough Council
Planning Department
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Ref: 137-001
Email: planning@highpeak.gov.uk

5 February 2026

To whom it may concern,

Ashbourne Lane

Application for Approval of Details Reserved by Condition 17 as per Application HPK/2024/0143

On behalf of my client, Mr. Joe Sizeland (The Frith Pension Scheme), I hereby submit an application for the formal discharge of Condition 17 (Bat Mitigation/Licensing) attached to planning permission HPK/2024/0143.

Condition 17

Condition 17 requires that no demolition of buildings B1 and B3 shall take place until an appropriate bat licence has been obtained from Natural England and submitted to the Local Planning Authority. It further mandates that works proceed in accordance with approved mitigation measures and that monitoring results be submitted following demolition.

As the Council is aware, the discharge of ecological pre-commencement Conditions 15 and 16 was a necessary procedural precursor for Natural England to issue the required licence. We note that High Peak Borough Council formally discharged these conditions on 11 December 2025 (ref. DOC/2025/0070), following positive consultation with the Derbyshire Wildlife Trust.

In fulfilment of Condition 17, please find the following information enclosed:

- **European Protected Species Mitigation Licence (Ref: 2025-72729-EPS-MIT):**
Issued by Natural England on 3 February 2026, valid until 31 March 2031;

- **Licence Specifications:** The licence authorises the capture, transport, disturbance, and destruction of resting places for Whiskered, Brown Long-Eared, and Common Pipistrelle bats across buildings B1 and B3;
- **Timetable and Mitigation:** Works will proceed strictly in accordance with the Impact Plan (Figure D) and Mitigation/Compensation specifications (Figure E3) dated 18 November 2025; and
- **Modification Checklist:** Enclosed to demonstrate full accordance with Natural England's procedural requirements for any future adjustments to the licensed method statement.

Conclusion

The submitted licence and associated documents provide a robust framework to ensure that protected species are satisfactorily protected during the demolition and construction period. This submission is in full alignment with Local Plan Policy EQ5 and the relevant paragraphs listed within Chapter 15 of the NPPF.

We trust this information is sufficient to formally discharge Condition 17, allowing the development to commence lawfully.

Should any additional information or clarification be required, please inform us at your earliest convenience.

Yours sincerely,

Sophie Stanton
Senior Planner