



Derbyshire
Wildlife Trust

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

For the attention of Rachael Simpkin

Your Ref: HPK/2025/0486

Our ref: DWTHPK839

12/02/2026

Dear Rachael,

Proposal: Partial demolition and conversion of existing purpose-built student accommodation to create a 70-bedroom Travelodge hotel (Use Class C1)

Location: High Peak Halls, Bridge Street, Buxton, Derbyshire, SK17 6BB

Application Ref No: HPK/2025/0486

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 the images provided. The application appears to be exempt from statutory biodiversity net gain as no significant area of habitat or trees area affected.

However, we would request that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. This is required as there may be some building features that are suitable for use by roosting bats. Any evidence of nesting bird activity should also be recorded.

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

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This survey can be undertaken any time of the year, and no works of any kind should be undertaken to the building 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.

Yours sincerely,



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