



High Peak Borough Council
working for our community

Ms Sophie Stanton
P4 Planning Ltd
113 Timber Wharf
40 Worsley Street
Castlefield
Manchester
M15 4LD

09/03/2026

Dear Ms Stanton

Re: DOC/2026/0006 – Discharge of Condition 17 in relation to HPK/2024/0143

I write in connection with the above application which seeks to discharge Condition 17 relating to HPK/2023/0143.

Condition 17 states the following:

17. *There shall be no demolition of buildings B1 and B3 as defined on the Existing Site Plan (1813-1-01 Rev B) until an appropriate bat licence has been obtained, submitted to the Local Planning Authority. The licence shall include a timetable for carrying out the necessary works. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the mitigation measures set out in Section 5, pages 10-14 of the Further Bat Surveys Report (Peak Ecology, September 2024) and amended as necessary based on any correspondence with Natural England. Such approved mitigation shall be implemented in full in accordance with the timetable of works included within the licence and followed thereafter. Following the demolition of these buildings and prior to the commencement of any building works relating to the approved industrial units, a copy of the document containing the results of monitoring works shall be submitted to and accepted in writing by the Local Planning Authority.*

The application is accompanied by the following information:

- *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*
- *Timetable and Mitigation: Impact Plan (Figure D) and Mitigation/Compensation specifications (Figure E3) dated 18 November 2025*
- *Modification Checklist*

The above application has been reviewed and found to be acceptable to Derbyshire Wildlife Trust, as per consultation comments dated 27/02/2026. As such, subject to the development being carried out in accordance with the above information, I hereby confirm that Condition 17 relating to HPK/2023/0143 is discharged.

Yours Sincerely

Mr James Stannard
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High Peak Borough Council
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