



Derbyshire
Wildlife Trust

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

For the attention of Stuart Talbot

Your Ref: HPK/2026/0061

Our ref: DWTHPK843

11/03/2026

Dear Stuart,

Proposal: Retrospective application for Change of use from Commercial, Business and Service (Use Class E), to Use Class C3, dwelling/ short-term holiday let and associated works

Location: 19, Union Road, New Mills, Derbyshire, SK22 3EL

Application Ref No: HPK/2026/0061

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

We have checked the proposals against our Biological Records Database. There are currently no records of protected species or notable habitats within or adjacent to the site. The site is also not covered by statutory or non-statutory nature conservation designation.



Further ecological surveys appear to be disproportionate. However, we would recommend the following condition to provide biodiversity enhancement in line with current legislation and the NPPF.

Biodiversity Enhancement Plan

The following biodiversity enhancement measures shall be implemented:

- external bird nesting box on existing building at eaves level (avoiding southern elevation)

Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month. Measures shall be retained in perpetuity.

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,

J. Wheeldon

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer

