



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: DWTHPK830a

16/03/2026

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 Potential Roost Assessment report (The Ecology Practice, February 2026) which details the results of a site survey undertaken to identify any potential use of the onsite structures by bats and birds.

The report identifies some potential bat roosting features (PRFs) in the canopy of the existing petrol station. However, the conclusion appears to be that the

structure has 'negligible' potential for use by bats, and no further surveys are recommended.

If the surveyor can be confident that these features can be scoped out, we would still recommend that precautionary working methods are observed during demolition.

Biodiversity enhancement features should be incorporated into new structures away from lighting. Sensitive lighting should be considered across the site given the location close to mature trees and the river to avoid disturbance to wildlife.

Given the conclusions within the report and the above comments the following conditions are considered necessary.

Conditions

Bats - Precautionary Working Measures

Prior to the commencement of construction works, a toolbox talk shall be given to contractors by a suitably qualified ecologist to inform them of the location of the identified roost, how to sensitively strip roof tiles and eaves as a precaution, where required and what to do in the eventuality that a bat is discovered. If evidence of roosting bats is found, works shall cease and the ecologist contacted to devise a suitable mitigation strategy (including licensing where necessary).

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.



Nesting Birds

No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Species Enhancement Plan

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented, in line with the NPPF 2024:

- 1No. integral/external bat box at eaves level (favouring southern elevations)
- 1No. integral/external universal nest brick at eaves level (avoiding southern elevations)

The chosen measure(s) shall be installed in accordance with the manufacturer's guidance and evidence that these measures have been implemented shall be submitted to the Local Planning Authority for approval, within one month of completion of development. 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,

[Redacted signature]

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer

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