



Derbyshire
Wildlife Trust

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

For the attention of Stuart Talbot

Our ref: DWTHPK747-1
17th April 2026

Dear Stuart,

Proposal: Discharge of Conditions 4, 5, 9, 10, 14, 16, 19, 21, 22, 23, 24, 25, 27, 28 and 39 in relation to HPK/2024/0333

**Location: RELIANCE GARAGE GLOSSOP LTD Turnlee Road
Simmondley**

Glossop

Application Ref No: DOC/2026/0007

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

Condition 5 – Landscape Proposals

I have no objection to the discharge of the condition.

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

01773 881188 • enquiries@derbyshirewt.co.uk

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Wilder by nature

Condition 25 – Construction Environmental Management Plan – Biodiversity (CEMP)

I have reviewed the CEMP which addresses the requirements of the condition. I therefore have no objection to the discharge of the condition.

Condition 27 – Species Enhancement Proposals

The condition requires universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022 to be included in the development. The universal nest box as per the BS 42021:2022 is an integrated brick rather than an external nestbox as currently proposed. The proposals should be amended to include the integrated swift bricks at a ratio of 1 per dwelling (9 in total).

The proposed enhancements for bats, bees and hedgehogs are acceptable in terms of type, specifications and locations.

Photographs of the nest bricks and other enhancement features once installed also need to be provided before the condition can be wholly discharged.

Condition 28 – Biodiversity Gain Plan

The figures for the pre development biodiversity baseline value and the post development biodiversity value are different to the Statutory Metric and previous BNG Plans submitted with the application. Whilst there is still a gain for area, linear and watercourse habitats the values suggest that there must be an updated metric to support these figures.

The Council is advised to seek clarification on whether the figures in the Gain Plan are supported by a revised metric and for a copy of that metric to be provided to the Council and consultees. An accurate final metric that aligns with the Gain Plan



is needed in order to monitor the implementation of BNG and report to Government in line with the requirements of the Biodiversity Duty. If a revised copy of the metric has already been provided to the Council I would be grateful if a copy could be provided so that we can finalise our comments on this condition.

Condition 39 – Habitat Management and Monitoring Plan (HMMP)

Unfortunately, we have not been able to download or view this document on the website. I have requested a copy and hope to be able to comment very soon.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Kieron Huston

Kieron Huston BSc MSc MCIEEM
Head of Biodiversity Planning

