



High Peak Borough Council

working for our community

05/05/2026

My ref: PTW/DOC/2026/0002

Your ref:

Mr Jason Eccles
19 Railway Street
Hadfield
Derbyshire
SK13 2AA

Dear Sir,

DOC/2026/0002 - Discharge of Condition 3 in relation to HPK/2024/0032 at Land Off The Ashes The Ashes, Glossop

Further to the above application I can now comment as follows:

Condition 3 – No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of “biodiversity protection zones”;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication; and
- g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be implemented as approved and be maintained throughout the duration of the construction works period.

The submitted Construction Environmental Management Plan (CEMP) : Biodiversity dated January 2026 has been reviewed by Derbyshire Wildlife Trust and is acceptable. Condition 3 is therefore APPROVED subject to the development being carried out strictly in accordance with the approved details.

Yours faithfully,

05/05/2026

X 

Jane Curley Principal Planning Officer

Signed by: Jane Curley