



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Your Ref: HPK/2025/0466
Our ref: DWTHPK855

12/05/2026

Dear James,

Proposal: Proposed 'like for like' replacement of the existing roof. All leadworks will be replaced on a like for like basis and Chimneys will be re-pointed, as required.

Location: 62 Parkholme Park Road Buxton Derbyshire SK17 6SN

Application Ref No: HPK/2025/0466

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 reviewed the information submitted including the Potential Bat Roost inspection and bat Activity report (Penny Anderson Associates, October 2025).

The report details the results of a potential bat roost assessment of the above building subject to proposed roof works. It also includes results of three separate nocturnal bat surveys undertaken between May & July 2025. These surveys identified several day roosts used by common pipistrelle bats. The proposed works will result in the disturbance of one roost and the destruction of 5 common

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pipistrelle day roosts. Therefore, a bat mitigation licence will be required from Natural England before any works can take place. A suitable mitigation strategy has been included in the report (sections 4.7 to 4.12).

The report states that none of the trees on site have features which could potentially support roosting bats and we presume that no additional external lighting will be added as part of the application. As such it is recommended that the following conditions with regards to the requirement for a bat mitigation license and to protect any nesting birds should be added.

Bat Roost Confirmed on Site

The roof works shall not take place until an appropriate bat licence has been obtained. Confirmation of that a licence has been granted shall be submitted to the LPA. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Potential Bat Roost Inspection & Activity report (Penny Anderson Associates, October 2025) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and maintained thereafter. Where monitoring is a licence requirement, a copy of the results will be submitted to the LPA within three months of the surveys.

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,



Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer



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