



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: DOC/2026/0007
Our ref: DWTHPK747-1a

20th May 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 27 – Species Enhancement Proposals

A revised Plan (Revision D) has been submitted to address our previous comments regarding integral swift bricks. This condition can be partially discharged, with full

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discharge upon submission of photographs of the nest bricks and other enhancement features once installed.

Condition 28 – Biodiversity Gain Plan

The submitted Gain Plan is dated 30/07/2024. We assume this has never been updated from an earlier version of the Gain Plan, however it should be updated for clarity, to provide a clear reference for the approved Gain Plan (we don't need reconsulting on this small amendment).

The gains stated in this Plan are consistent with those in Version 2.2 of the metric dated 10th December 2025:

- +0.10 habitat units (15.61%)
- +0.17 hedgerow units (121.10%)
- +0.06 watercourse units (20.80%)

Trading rules are satisfied. This condition is ready to be discharged, however the Habitat Management and Monitoring Plan should be reviewed at the same time as the Gain Plan to ensure the gains are deliverable.

Condition 39. HMMP

A copy of this document is still required for review as it will not open from the planning portal.

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.



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Wildlife Trust

Yours sincerely,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Lead (North)

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