



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

For the attention of Rachael Simpkin

Your Ref: HPK/2025/0486

Our ref: DWTHPK839a

13th July 2026

Dear Rachael,

Proposal: Partial demolition and conversion of existing purpose-built student accommodation to create a 70-bedroom Travelodge hotel (Use Class C1)

Location: High Peak Halls, Bridge Street, Buxton, Derbyshire, SK17 6BB

Application Ref No: HPK/2025/0486

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

Further to our letter dated 12th February 2026, a Preliminary Bat Roost Assessment has been submitted (Peak Ecology, July 2026). The building was assessed to display moderate bat roost potential and therefore requires two nocturnal bat surveys in line with best practice guidance (Collins, 2023). These must be undertaken prior to determination.

The size of the building also makes it ideal for nesting swifts, should suitable features be present. A record of a swift screaming party was made at the adjacent



Wye Bridge House on Fairfield Road in 2021 and other records are present in the local area, evidencing that swifts do nest locally. Vigilance must be maintained for swifts during the two bat surveys. Surveys should be undertaken at the earliest opportunity, prior to swifts migrating from the UK in late summer. Details should be provided in the survey report to demonstrate that no loss of swift nest sites will occur and a mitigation strategy will be required if nesting swifts are recorded.

Should roosting or nesting locations for bats and birds be identified, they should be retained in situ in the first instance or compensated for as close to the original location as practicable, where retention is not possible. Any impacts to roosting bats would require a licence. Even where existing features are not found, this building presents an excellent opportunity to provide roosting and nesting opportunities and we would expect a reasonable number of boxes / features to be included within the scheme. We would be happy to review the survey report when available.

Yours sincerely,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Lead (North)

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