



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/2026/0139
Our ref: DWTHPK863

15th July 2026

Dear James,

Proposal: Application for outline planning permission with details of access, appearance, layout & scale (all other matters reserved) for the demolition of existing light industrial building and erection of 4no. dwellinghouses.

Location: 45 Edward Street, Glossop

Application Ref No: HPK/2026/0139

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

Habitats and Species

The Bat Report (Pennine Ecological, August 2025) provides the results of two bat surveys undertaken in August 2025. No roosting bats were recorded and specific

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Wilder by nature

mitigation or licensing is not required. Enhancements and sensitive lighting are recommended and can be secured via condition.

BNG

It appears that the metric needs updating with a current date, reference to the current Proposed Plan and the current planning application number.

We note that the habitat plans indicate new trees and hedgerow but these are not reflected in the metric. This is acceptable, as hedgerows and trees within private curtilages cannot count towards gains as they cannot be secured for the future. They are still welcomed though and we are pleased to see additional planting within the gardens.

A net loss of -0.0409 habitat units (-57.10%) is predicted, which is the same as the previous application on this site (application HPK/2025/0111). At least 0.0481 units will be required to deliver 10% gains and this may increase if units cannot be sourced within the same LPA / NCA as the Spatial Risk Multiplier will be applied.

An updated Gain Plan must be submitted, along with a final metric with offsite tabs completed, to discharge the statutory biodiversity gain condition. In addition, the following conditions are recommended:

Species Enhancement Plan

Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- 2No. integrated swift bricks per gable end (4No. in total), in line with British Standard 42021:2022.
- 1No. integrated bat box at apex of gable ends (2No. in total)

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

Lighting

Prior to the installation of external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

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,

Libby Duggan-Jones

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