



High Peak Borough Council

working for our community

04/08/2026

My ref: DOC/2026/0035

Amy Hubble
High Peak Architects Ltd
Wharf House,
Whaley Bridge,
United Kingdom,
SK23 7AD

Dear Sir/Madam

DOC/2026/0035 - Application for Discharge of Conditions 4, 5 and 6 in relation to HPK/2023/0523 at Horwich Lodge , ECCLES ROAD , WHALEY BRIDGE , DERBYSHIRE , SK23 7EW

Thank you for the information submitted in support of the above application.

Having reviewed the submitted details, I can confirm the following:

Condition 4 (Windows and Doors)

The submitted information in Statement (ref:1811.Db.04) and shown on shown on elevation drawing 1811.BR02. is considered acceptable and the condition can be discharged. The submitted details provide the proposed design of all new and replacement windows and doors, including details of materials, recess depths, fabrication and colour finish. The proposals are considered appropriate and respect the character and appearance of the existing building. The condition is therefore discharged.

Condition 5 (Bat Inspection Prior to Demolition)

The submitted Report (Ref: RHE.3434) prepared by Rachel Hacking Ecology is considered acceptable and the condition can be discharged. A precautionary inspection of the outbuilding has been undertaken by a suitably qualified ecologist prior to demolition, and the submitted Statement of Compliance confirms that no evidence of roosting bats was identified. As no evidence of bats was found, no mitigation strategy or licensing was required. **The condition is therefore discharged.**

Condition 6 (Bat and Bird Boxes)

The submitted information on drawingv1811.PL07 is considered acceptable and the condition can be discharged. Details of the proposed bat and bird box scheme have been submitted, including the location and specification of a minimum of one bat box and one general-purpose bird box. The ecological enhancement scheme is considered acceptable and **the condition is therefore discharged.**

Accordingly, Conditions 4, 5 and 6 are discharged.

Yours faithfully

04/08/2026

X 

Jane Colley

Signed by: Jane Colley Signature

Principal Planning Officer