



PLANNING CONSULTATION RESPONSE

Application No	2026/0164
Proposal	Demolition of garages and erection of 2no. detached dwellings (Part Retrospective) (Amended Description).
Address	Garage Site Bmbc Asset Id B00286, Cresswell Street, Pogmoor, Barnsley
Date of Consultation Reply	02/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A statutory metric, BNG report and Preliminary Roost Assessment (PRA) have been provided to support the application. The BNG report has been updated to clarify my initial queries and I am content with this.

The baseline value of the habitats on site is 0.02 units, comprising modified grassland, vegetated garden, and vacant/derelict land. The entire site is to be cleared to accommodate two dwellings. Vegetated garden is to be provided post development which will result in an 18.86% net gain.

A basic PRA was submitted with the application; however, it did not include surveyor details or when the survey was undertaken. The architect has subsequently confirmed that they carried out the PRA themselves. It should be noted that, in accordance with BMBC validation requirements, *Appendix 1 Surveys should be undertaken by competent persons with suitable qualifications and experience and carried out at an appropriate time within the year.* Surveys not completed by suitably qualified individuals may render an application invalid. It has also since been confirmed that the buildings on site have now been removed, which is regrettable. Following a review of aerial images, I was content that the garages provided negligible potential to support roosting bats. However, I want to highlight that ecology surveys should be undertaken by a suitably qualified ecologist to ensure all potential impacts to protected and priority species and habitats are fully assessed prior to a decision being made.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the mandatory BNG condition.

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

- A minimum of one integrated bat roosting box, integrated swift box and bee brick to be installed in suitable locations within each new dwelling; and
- Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.

Consultation Informative(s):

Planning Obligations required: