



PLANNING CONSULTATION RESPONSE

Application No	2025/0849
Proposal	Redevelopment of builder's yard to erect two dwellings.
Address	Birkland Farm, Fullshaw Lane, Langsett, Sheffield, S36 9FD.
Date of Consultation Reply	03/02/2026
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

The trees on site are generally small specimens, however their number and location in an open exposed area means they are a prominent feature (especially the slightly better quality woodland group) and do have some amenity value. The proposed development does not require the removal of any tree to facilitate it with only four individual trees and a group of trees shown as requiring removal all due to Ash Dieback disease.

Providing the trees to be retained (as shown in the tree information) are properly protected then there is no objection to the proposal from an arboricultural perspective. In order to ensure this an arboricultural method statement will be required to deal with the physical protection as well as detailing any specialist construction techniques which may be required to ensure the trees safe retention.

Given that trees are to be removed I would also request that replacement planting be provided as part of the landscaping. The nature of the site means that significant replacement and new planting can be accommodated.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details
Tree protection plan
Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to the occupation the dwelling.

Reason: In the interests of the visual amenities of the locality.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

N/A

Planning Obligations required:

N/A