



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0942
<b>Proposal</b>	Change of use of land to commercial car sales including the relocation of existing security fencing to new site boundary.
<b>Address</b>	M D Car Sales, Wombwell Lane, Stairfoot, Barnsley, S70 3NT
<b>Date of Consultation Reply</b>	19/11/2025
<b>Consultee</b>	Claire Wilson, Planning Ecologist

### Consultation Assessment and Justification

A statutory metric, condition assessments, PEA and BNG report have been provided to support the application. The reports confirm the presence of other neutral grassland and other woodland broadleaved on site; both of which were recorded as being in poor condition. I agree with the findings. The development will result in the loss of all habitats on site representing a 0.20 loss of habitat units. To secure a minimum 10% net gain 0.22 units of medium distinctiveness habitats or greater are required. The BNG report indicates that the applicant intends to purchase units from the Stairfoot Quarry habitat bank. This habitat bank is located within close proximity to the site and is therefore welcomed.

Site clearance activities have the potential to injury and/or kill small mammals and nesting birds, if undertaken in the absence of mitigation. A single tree was identified as having potential to support small numbers of roosting bats, therefore soft felling of the feature will be required during site clearance. A Precautionary Working Method Statement should be prepared to ensure habitats are cleared sensitively, this can be conditioned.

To mitigate for the loss of bird nesting and bat roosting habitat on site, bat and bird boxes should be installed on or within proximity to the site.

**NO OBJECTION\***

\*Delete as applicable

#### **Consultation Suggested Conditions:**

The application is subject to the Statutory Biodiversity Gain Condition, as per the standard condition wording.

**Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures, for which a scheme shall be submitted to and approved in writing by the local planning authority, prior to completion of the development. The scheme will include the measures listed below which shall be implemented prior to completion. The features shall thereafter be permanently retained.

- At least two bat and bird boxes to be installed in suitable locations within the new building, or at a suitable location on site,
- A sensitive lighting scheme; and
- A Precautionary Working Method Statement (PWMS) to ensure habitats on site are cleared sensitively to avoid impacts to small mammals, birds and bats.

**Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.



# **BARNSLEY**

**Metropolitan Borough Council**

**Consultation Informative(s):**

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected species (such as any bat, great crested newt, badger, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

**Planning Obligations required:**

n/a