



PLANNING CONSULTATION RESPONSE

Application No	2025/0797
Proposal	Demolition and re-build of existing house with associated work to boundary walls (custom/self build).
Address	Berry Well, Kirkwood Bridge Lane, Spring Vale, Sheffield, S36 6AX.
Date of Consultation Reply	02/07/2026
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

The site contains a significant amount of tree cover, however in this instance only T1 and G4 will be directly impacted by works. G4 is a relatively inconsequential group of Privet which a small part of will need to be reduced back to facilitate the works. This will not have any real detriment on the aesthetics of the trees as a whole.

The Downy Birch tree T1 will require a minor crown reduction back away from the proposed dwelling, again however this will not be detrimental to the tree or the aesthetics of the site/trees as a whole. There will also be some minor encroachment into the rooting area of T1 by the foundations of the new dwelling as well as to locate a new air source heat pump. The arboricultural impact assessment (AIA) noted that pile foundations will be used to mitigate the impacts on this tree as far as possible, likewise the AIA notes that the air source heat pump will be installed on paving slabs at existing ground level and as such should not have a significant impact on the tree.

An outline arboricultural method statement has been provided as part of the AIA, however it is only outline at this stage and as such a full AMS will need to be conditioned to deal with the installation of the air source heat pump and the construction of the piled foundations as well as the general protection measures as laid out in the outline AMS.

Provided a suitable AMS is conditioned and provided I can confirm that I have no objections to the proposed development.

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.

Consultation Informative(s):

N/A



BARNSLEY

Metropolitan Borough Council

Planning Obligations required:

N/A