



PLANNING CONSULTATION RESPONSE

Application No	2026/0246
Proposal	Conversion of existing roofspace to create 3x residential flats, with associated external alterations including installation of rooflights.
Address	Family Shopper, West Street, Hoyland, Barnsley, S74 9DU
Date of Consultation Reply	11/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing the updated bat survey report. The amended report addresses a comment in the previous response and still shots at the darkest point of the bat emergence survey have now been provided. I am satisfied with the findings of the survey report and have no objection with the application.

I have suggested conditions for adherence with recommendations of the report and a bat box scheme.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The development shall be completed in strict accordance with the recommendations in the Bat Survey Report, ref: MBE/2026/058/03, dated 11 August 2026 (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full.

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s) shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- Materials and construction to ensure long lifespan of the feature/measure
- A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- When the features or measures will be installed within the construction, occupation, or phase of the development.

Consultation Informative(s):

The applicant is reminded that under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. The nesting bird season is considered to be between 1 March and 31 August inclusive, however some species can nest outside of this period. Suitable habitat for nesting birds are present on the application site and should be assumed to contain nesting birds between the above dates unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present.