



PLANNING CONSULTATION RESPONSE

Application No	2025/0283
Proposal	Outline consent (all matters reserved) for the demolition of existing garages and erection of pair of semi-detached dwellings (Custom/self - build).
Address	66 Longfields Crescent, Hoyland, Barnsley, S74 9JA
Date of Consultation Reply	10/09/2025
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

The applicant has completed the Custom Self Build (CSB) proforma to confirm the application is a CBS, as such a BNG assessment is not required. The site appears to comprise two small, single storey pre-fabricated garages with likely negligible bat roost potential. As such, a preliminary roost assessment is not required. The remainder of the site comprises amenity grassland with some introduced shrubs and scrub.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

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 commencement of the development. The scheme will include the measures listed below and shall be implemented upon completion of the development. The features shall thereafter be permanently retained.

- Two integrated bat and bird boxes shall be installed in suitable locations on each dwelling;
- Hedgehog highways (labelled to stop residents blocking) shall be installed in boundary fencing; and
- Two invertebrate boxes to be installed on suitable trees/buildings.

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

Consultation Informative(s):

Vegetation clearance 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 Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.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 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



BARNSLEY

Metropolitan Borough Council

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: