



PLANNING CONSULTATION RESPONSE

Application No	2026/0480
Proposal	(AMENDED PLANS AND DESCRIPTION) Erection of a detached bungalow (Custom/Self-Build) and associated works including subdivision of residential garden; alterations to parking arrangements and retrospective changes to the external elevations of the host dwelling.
Address	66 Longley Street, Barugh Green, Barnsley, S75 1NT
Date of Consultation Reply	18/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The development type meets the custom and self-build exemption from Biodiversity Net Gain and therefore the biodiversity gain condition does not apply. It is presumed that the applicant has completed the council's custom and self-build pro-forma.
- The proposals involve the demolition of a garage to facilitate the construction of the new dwelling. The applicant has provided photographs of the garage and due to the type and the condition of the building it is considered unnecessary for the application to be supported by a bat assessment and there appears to be limited potential for nesting birds to use the building also.
- No impact upon designated nature conservation sites is anticipated as a result of the proposals and habitats on site are of limited conservation value, consisting of a formal garden.
- When referring to the proposed site layout plan it appears as though shrubs within the current garden will be lost to the proposals and it is therefore suggested that an informative relating to nesting birds is included within the permission notice, if granted to ensure the legislation afforded to such species is adhered to.
- As per the Biodiversity and Geodiversity SPD and NPPF the proposed dwelling should incorporate integral bat and bird boxes. This can be secured either by proposal plans being updated with suggested locations and types of the boxes indicated or by a planning condition, with suggested wording below.

NO OBJECTION*

~~Defer for amends/further information*~~

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), and nesting opportunities for birds, 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:

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



BARNSLEY

Metropolitan Borough Council

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.