



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	Demolition of existing dwelling (retrospective) and erection of 1 no. detached dwelling with integral garages (custom/self-build)
Address	Hirst Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ
Date of Consultation Reply	08/12/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through updated information regarding the above planning application.

Following on from my previous response, no bat report has been provided in support of the application. As mentioned in my previous response a condition should be applied to the planning permission, if granted, for a bat and bird box scheme, which will include a range of box types in the aim of providing appropriate mitigation when it is unknown if or what type of bat roost/nesting birds were present. Suggested condition wording is set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

- At least 2 no. integrated bat roosting box, including a box suitable for hibernating bats and a box suitable for summer use; and
- At least 2 no. integrated bird boxes including boxes suitable for swifts and house sparrows.