



PLANNING CONSULTATION RESPONSE

Application No	2025/0980
Proposal	Erection of commercial building with mixed use Classes E(a), E(c) and E(g)
Address	1 - 3 Church Street, Staincross, Barnsley, S75 6BU
Date of Consultation Reply	17/12/2025
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A Biodiversity Net Gain report has been provided to support the application. Habitats noted onsite include developed land, sealed surface and artificial, unvegetated, unsealed surface. As such, the application site is exempt from mandatory BNG as it meets the de-minimis exemption. The statutory guidance states the following...

The de minimis exemption only applies to development if the following two conditions are met:

- *the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*

The provision of bat and bird boxes on the new building would be a welcomed addition.

No objection

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: