



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0259
<b>Proposal</b>	Demolition of existing dwelling (retrospective). Erection of 1no. detached dwelling with integral garages (Custom/Self-Build)
<b>Address</b>	Oak Tree Cottage, 1C Chapel Lane, Billingley, Barnsley, S72 0HZ
<b>Date of Consultation Reply</b>	14/04/2026
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Thank you for consulting me regarding the above application. From viewing the building previously on-site using Google Street View, we would have normally required a bat roost assessment to support an application prior to demolition works taking place. This is due to the type of building, with features potentially offering roosting opportunities for bats and its rural location, being situated within proximity of suitable foraging and commuting habitats, such as woodland, hedgerows, watercourses, etc. It has been established that no bat survey has been undertaken, which is disappointing. On this basis, 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.

The applicant is claiming the development is exempt from Biodiversity Net Gain under the custom and self-build rule. A custom and self-build proforma has been completed.

**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.