



PLANNING CONSULTATION RESPONSE

Application No	2026/0166
Proposal	Erection of 3 x retail units (Use Class E) with car parking, EV charging points and associated works following the demolition of the existing buildings/structures.
Address	Land west of Brampton Road, Wombwell, Barnsley
Date of Consultation Reply	23/07/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing updated ecology documents following my previous comments. A Biodiversity Net Gain (BNG) assessment with associated biodiversity metric and a Preliminary Ecological Appraisal (PEA) report have been submitted. My comments in relation to biodiversity are as follows:

Preliminary Ecological Appraisal

- The PEA sets out the habitats present on site and the potential for them to be used by protected/priority species. The proposals site predominantly comprises areas of hardstanding and built structures with small amounts of scrub, grassland and a hedgerow to the boundaries. The PEA indicates that species which may utilise the site include amphibians, breeding birds, bats and hedgehogs.
- The PEA sets out the results of a bat emergence survey undertaken at dusk following an initial building inspection survey which considered the building proposed for demolition as having a low potential to support a bat roost. No bats were recorded emerging from the building indicating the likely absence of a roost and therefore no constraint with the proposals.
- The PEA notes the presence of wall cotoneaster *Cotoneaster horizontalis* on site. This species is listed under Schedule 9 of the Wildlife and Countryside Act 1981 making it illegal to cause the species to grow in the wild through spreading. This plant should therefore be responsibly removed during proposed construction works. This can be secured by a planning condition.
- The PEA includes recommendations for precautionary works in the interest of a number of protected and priority species and the installation of bat and bird boxes on the proposed buildings, which are welcomed. Again, this can be secured by a planning condition.

Biodiversity Net Gain assessment & Biodiversity Metric

- The BNG assessment and metric indicate that the proposals will cause the loss of 0.15 habitat units (-90.75%) and 0.027 hedgerow units (-100%). The report sets out that the applicant can meet their BNG requirements through the purchase of off-site units. This can be detailed when the applicant comes to discharge the biodiversity gain condition.
- It is anticipated that the proposals will include small areas of modified grassland. The applicant could consider the inclusion of a minor amount of tree planting on site when coming to discharge the biodiversity gain condition, with the aim of trying to achieve some biodiversity enhancement on site and reducing the amount of off-site units required to purchase. As the proposals do not include significant on-site enhancement, a Habitat Management and Monitoring Plan condition is unnecessary.

NO OBJECTION*

Defer for amends/further
information*

OBJECT*

Consultation Suggested Conditions:



BARNSLEY

Metropolitan Borough Council

- The Biodiversity Gain Condition, as per our agreed wording.
- Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive species. Incorporation of features such as creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings, etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document, should also be detailed.