



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1031
<b>Proposal</b>	Discharge of conditions, 3 (Biodiversity Gain Plan), 4 (HMMP), 5 (CEMP-B), 6 (Ecology Mitigation), 7 (Bicycle Storage) and 8 (Boundary Treatments) of application 2024/1007 - Change of use from Residential Care Home (Class C2) to 24no. apartments (Class C3).
<b>Address</b>	Residential Home, Rockley Dene, Park Road, Worsbrough, Barnsley, S70 5AD
<b>Date of Consultation Reply</b>	17/12/2025
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Thank you for consulting me regarding the above application. A Statutory Biodiversity Metric, Biodiversity Gain Plan, Construction Environmental Management Plan, Habitat Management and Monitoring Plan and Biodiversity Enhancement Plan have been submitted in the aim of discharging conditions relating to biodiversity. My comments are as follows:

#### *Condition 3 – Biodiversity Gain Plan & Statutory Biodiversity Metric*

- The developer has not signed and dated the Biodiversity Gain Plan (BGP). This should be done.
- 4.8 of the BGP asks which habitat proposals on site represents significant enhancement. This has been answered with the tree planting proposed, but wildflower grassland proposed would also be classed as significant enhancement.
- 4.18 of the BGP should be checked as yes. Degradation had occurred on site prior to the baseline survey being carried out, with a number of trees removed. These were taken into account within the metric and agreed with the LPA.
- Off-site units have been purchased from habitat banks to address the shortfall in units as a result of the proposals. This includes 0.17 units from the Stairfoot Quarry habitat bank within the Barnsley LPA and 0.32 units from a habitat bank within Wigan LPA. The reference numbers included within the BGP have been checked against the biodiversity gain sites register and these show the units have been purchased and allocated against planning ref 2024/1007, which relates to the development.
- The biodiversity gain plan indicates that the BNG requirement can be met through a combination of on and off-site measures and that habitat trading rules have been met. The metric indicates a gain of 0.35 habitat units (10.23%).

#### *Condition 4 - Habitat Management & Monitoring Plan (HMMP)*

- The purpose of the HMMP is to set out management of significant habitat enhancement proposals. Significant enhancement proposed in this case would be tree planting and the enhancement of grassland to other neutral grassland, these habitats being of medium distinctiveness. The HMMP does not include proposed other neutral grassland and the appropriate management of this habitat. Other neutral grassland is included within the metric and shown on the UKHabs Post-development plan included within Appendix B of the HMMP. The HMMP should be amended accordingly.
- Monitoring years have been set at years 5, 10, 15, 20, 25 and 30. As other neutral grassland is proposed, as set out above, an earlier monitoring year is recommended to assess the establishment of this habitat. Monitoring years 2, 5, 10, 15, 20 and 30 are suggested as an alternative.



# **BARNSLEY**

**Metropolitan Borough Council**

*Condition 5 – Construction Environmental Management Plan (CEMP): Biodiversity*

The CEMP submitted sets out protection of retained features such as trees and the pond on site during construction works and precautionary measures to be adopted to avoid potential harm to a number of protected/priority species. I am satisfied with the contents of the CEMP.

**I recommend discharge of condition 5.**

*Condition 6 - Biodiversity Enhancement Plan*

The above plan shows proposed locations of bat and bird boxes onto the retained building. Ideally bat boxes would be situated to face southern and western elevations, with bird boxes situated on northern and eastern elevations to avoid overheating. The plan should be amended to ensure boxes are installed at appropriate elevations.

**NO OBJECTION\***

**Defer for amends/further  
information\***

**OBJECT\***