



PLANNING CONSULTATION RESPONSE

Application No	2025/0982
Proposal	Erection of steel frame agricultural feed and vehicle store
Address	Byre Cottage, 7 Midhope Court Mortimer Road, Midhopestones, Sheffield, S36 4GW
Date of Consultation Reply	25/11/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- A Biodiversity Net Gain (BNG) Statement has been submitted as part of the application setting out how the proposals are exempt from the biodiversity gain condition due to the de minimis rule. This is welcomed; however, as detailed in my pre-app response (ref: 2025/ENQ/00585), ideally the applicant would submit time stamped photographs of the site as evidence that the proposals site meets this rule. Can the BNG Statement be amended to include photographs?

My pre-app response also advised that the proposed building should incorporate bat and bird boxes as per the Biodiversity and Geodiversity SPD and the NPPF. The applicant could provide a plan showing the type of boxes proposed and their proposed location at the application stage or this could be secured by way of a planning condition, if permission is to be granted.

NO OBJECTION*

Defer for amends/further information*

OBJECT*