



PLANNING CONSULTATION RESPONSE

Application No	2026/0277
Proposal	Erection of first floor extension and change of use from bookmakers (Use Class Sui Generis) to storage for electrical equipment (Use Class B8).
Address	Tote Bookmakers, Birk Avenue, Kendray, Barnsley, S70 3AL
Date of Consultation Reply	08/06/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing the Preliminary Roost Assessment (PRA) submitted in support of the above application. My comments in relation to biodiversity are as follows:

- As discussed in the PRA the site is situated within the SSSI impact risk zone of the Dearne Valley Wetlands SSSI; however, the development type at this distance is not that anticipated as having an adverse impact upon the SSSI as set out by Natural England. Consultation with Natural England regarding this development is therefore unnecessary.
- The applicant has claimed the de minimis exemption from Biodiversity Net Gain. This is considered appropriate, with no habitats being affected by the proposals.
- The Preliminary Roost Assessment was undertaken by an ecologist to the Bat Conservation Trust methodology, including an external and internal inspection of the building to identify any signs of bat use and potential for roosting bats. Any signs of nesting birds were also accounted for. The survey found no signs of roosting bats or nesting birds and assessed the building as having negligible potential in supporting such species. No further survey is considered necessary and protected species are not anticipated to be a constraint to the proposals.
- The report includes recommendations such as precautionary works and the installation of bat roost and bird nesting features as part of the works, which are welcomed. Such recommendations can be secured by planning condition.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The development shall be completed in strict accordance with the recommendations in the consultancy report (Preliminary Roost Assessment, 03/06/2026) (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full and thereafter permanently maintained for the stated purposes of biodiversity conservation. Photographs should be provided to the LPA once features have been installed.