



PLANNING CONSULTATION RESPONSE

Application No	2025/0776
Proposal	Change of use of existing barn to residential dwellinghouse (Use Class C3) including associated alterations and subdivision of existing residential garden.
Address	Anchor Farm, Elmhirst Lane, Dodworth, Barnsley, S75 4LD
Date of Consultation Reply	26/11/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through an updated version of the bat survey report. The comments within my previous consultation response have largely been addressed with exception of my requirement for detail on bat and bird boxes being incorporated within the renovated building. This can be secured by way of a planning condition as set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

The development shall be completed in line with the recommendations in the Bat Survey Report (ref: 250608/2, 20th November 2025) and the conditions of the planning permission. All the recommendations shall be implemented in full.