



PLANNING CONSULTATION RESPONSE

Application No	2026/0019
Proposal	Erection of a three storey rear extension to form 3no self-contained flats (Part Retrospective).
Address	Flat, 512 Doncaster Road, Stairfoot, Barnsley, S70 3PE
Date of Consultation Reply	11/03/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me in regard to the above application. The applicant is claiming the de minimis exemption from Biodiversity Net Gain, with which I am in agreement. It is considered that a Preliminary Bat Roost Assessment is necessary to consider the potential presence/absence of roosting bats and the potential impact of the proposed works upon this protected species. The assessment should be undertaken by an appropriately qualified bat surveyor to the Bat Conservation Trust guidance (2023). The initial survey may indicate potential for bats and recommend that further assessment is undertaken in the form of activity surveys within the appropriate season (May – August/September). If additional surveys are considered necessary, I would require this information prior to recommending grant of the application. The assessment set out should also assess the potential use of the building by nesting birds.

NO OBJECTION*

Defer for amends/further information*

OBJECT*