



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2026/0204
Date: 2nd June 2026
Enquiries Jess Duffield
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Dear White Agus Ltd,

**RE: Discharge of condition 3, 4, 5 and 6 of application reference 2025/0414:
Erection of security fence around perimeter of existing sports field site and
temporary permission for siting of 2x storage containers and modular cabin
(10-year temporary period).**

Thank you for submitting an application for the discharge of condition 3 (Biodiversity Gain Plan), 4 (Tree Protection and Method Statement), 5 (Biodiversity Enhancement Management Plan), and 6 (Construction Environmental Management Plan - Biodiversity) of application 2025/0414.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 3 – DISCHARGED IN FULL

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application: Biodiversity Net Gain Assessment by Liz Ecology and dated 3rd December 2025 (received: 5/12/2025).

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

The Biodiversity Officer has reviewed the submitted Biodiversity Gain Plan (received 27/5/2026) and associated Biodiversity Net Gain metric (received 25/3/2026). The metric indicates that a gain of 0.54 habitat units (+11.29%) can be achieved on-site. This is through the enhancement of an area of modified grassland and the planting of a small number of trees. The information submitted satisfies the requirements of the condition, which is therefore discharged in full.

CONDITION 4 – DISCHARGED IN FULL

Prior to the commencement of the development hereby approved, the following documents shall be submitted to and improved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

The documents must be written in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Once approved, the documents shall be strictly accorded with throughout the construction period.

Reason: To ensure the continued wellbeing of trees in the interests of the amenity of the locality and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

The Forestry Officer has reviewed the updated Arboricultural Method Statement (document ref: 260122 MS, received 13/5/2026) as well as the submitted Arboricultural Impact Assessment (document ref: 260122 AIA) and Tree Survey (document ref: 260122). The information provided is relatively basic, however given the nature and scale of the development, the level of detail is acceptable and satisfies the requirements of the condition. The condition is therefore discharged in full.

CONDITION 5 – DISCHARGED IN FULL

Prior to the commencement of development, a Biodiversity Enhancement Management Plan (BEMP), shall be submitted to and improved in writing by the Local Planning Authority. The BEMP shall be produced by a suitably qualified ecologist and shall include, but not necessarily be limited to, the following:

- A recent landscape plan detailing the location of proposed habitat creation, retention and enhancement;
- Management aims and prescriptions detailing the methods required to create, retain and/or enhance each habitat at the required quality for a period of five years;
- A timetable of delivery for each habitat;
- A schedule of actions to be undertaken in case signs of failing are identified. The schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the local planning authority;
- Incorporation of faunal features for example bat and bird boxes on proposed buildings and trees, hedgehog access points within proposed fencing and herptile features etc. should also be detailed.

Reason: In the interests of Biodiversity and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD.

The Biodiversity Officer has reviewed the submitted BEMP (Liz Ecology report, received 27/5/2026) and confirms that the document is satisfactory. The above condition can therefore be discharged in full subject to strict accordance.

CONDITION 6 – DISCHARGED IN FULL

Prior to the commencement of development, a Construction Environmental Management Plan - Biodiversity (CEMP-B) shall be submitted to and improved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- An Invasive Non Native Species (INNS) protocol to ensure INNS are not spread in the wild;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s)

Reason: In the interests of Biodiversity and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD.

The Biodiversity Officer has reviewed the submitted CEMP-B (Liz Ecology report, dated: 29/1/2026) and confirms that the document is satisfactory, setting out precautionary measures to adhere to in the interest of protected species and retained/adjacent habitats during construction works. The above condition can therefore be discharged in full subject to strict accordance.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement