



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Application No</b>             | 2026/0357                                                                                             |
| <b>Proposal</b>                   | Demolition of existing dwelling and erection of 1no. detached dwelling and garage (Custom/self build) |
| <b>Address</b>                    | Chevara, 179 Sackup Lane, Darton, Barnsley, S75 5AU                                                   |
| <b>Date of Consultation Reply</b> | 15/06/2026                                                                                            |
| <b>Consultee</b>                  | Katie Lawrence, Planning Ecologist                                                                    |

### **Consultation Assessment and Justification**

Thank you for providing an updated version of the Preliminary Roost Appraisal PRA in support of the above application. The report addresses the queries set out in my previous response and I am satisfied with the findings of the survey. The building is assessed as having a negligible potential for roosting bats and no further surveys are considered necessary. No signs of nesting birds or potential for nesting birds was noted either. No adverse impact upon protected species is therefore anticipated as a result of the proposed demolition works. The PRA sets out that the survey results are valid for a period of two years and an updated survey should be carried out if demolition works do not take place within two years of the survey date.

Recommendations within the PRA include a sympathetic lighting scheme and the installation of integral bird and bat boxes onto the proposed dwelling, which are welcomed and can be secured by planning conditions, with suggested wording below.

**NO OBJECTION\***

**~~Defer for amends/further~~  
information\***

**OBJECT\***

#### **Consultation Suggested Conditions:**

The development shall be completed in strict accordance with the recommendations of the consultancy report (Preliminary Roost Appraisal, v1 22 May 2026) (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full.

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:

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