



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	Demolition of existing dwelling (retrospective) and erection of 1no. detached dwelling with integral garages.
Address	Hirst Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ.
Date of Consultation Reply	23/01/2026
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

The issues surrounding tree retention and removal and the separation distances etc. have now been resolved. The arboricultural method statement demonstrates that the remaining trees can be safely retained and protected and as such this document will need to be conditioned to be complied with. Likewise replacement tree planting will be required and as such this will need to be conditioned as part of the landscaping for the site.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to the occupation the dwelling.

Reason: In the interests of the visual amenities of the locality

Consultation Informative(s):

N/A

Planning Obligations required:

N/A