



PLANNING CONSULTATION RESPONSE

Application No	2025/0797
Proposal	Demolition and re-build of existing house with associated work to boundary walls (custom/self build)
Address	Berry Well, Kirkwood Bridge Lane, Spring Vale, Sheffield, S36 6AX
Date of Consultation Reply	24/11/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The proposals include the construction of a residential dwelling to replace the existing building on site. The proposed dwelling is a custom self-build and is therefore exempt from the Biodiversity Gain Condition. It is presumed that the applicant has completed the custom self-build proforma for our records.
- A bat survey report has been submitted in support of the application. The report sets out the findings of a building inspection, which assesses the building as having a low suitability for roosting bats. Signs of nesting birds were also noted.
- Ordinarily, a single dusk emergence survey would be recommended for a building with low bat potential; however, as the report details, the Bat Conservation Trust survey guidance states that if all areas of a building have been inspected and no evidence (of bats) is found then further surveys are not appropriate. The building inspection included an endoscopic search, and no signs of bats were identified.
- The report recommends that a destructive survey of the building is carried out prior to the building being demolished by a qualified ecologist. If bats are found to be present during the destructive search, the need for a protected species licence would need to be considered. In addition to the destructive search there are recommendations for precautionary measures to be adopted for nesting birds, the installation of integrated bat and bird boxes as part of the new building, the use of cladding membrane safe for bats and the use of sympathetic lighting. The recommendations set out within the report are satisfactory and can be secured by way of a planning condition. The applicant should note that if works do not take place within 8 months of the initial building inspection being undertaken, a review of the bat assessment should be carried out.
- The bat survey report details that the site comprises a swimming pond and a wildlife pond. There is no detail on these features in terms of their suitability for amphibians and the potential impact of the proposal upon such species. The proposed building footprint appears to be slightly larger than the current building, so there is a possible loss of areas of garden (lawn, shrubs, etc.) and therefore a potential impact to amphibian terrestrial habitat. The report should include further information regarding these ponds and the potential impact of the proposals upon amphibian species.

NO OBJECTION*

Defer for amends/further information*

OBJECT*