



PLANNING CONSULTATION RESPONSE

Application No	2025/0583
Proposal	Erection of detached two-storey dwelling with associated access and garage.
Address	Land adjacent St John the Evangelist Church, Carlton Road, Carlton, Barnsley.
Date of Consultation Reply	04/09/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. Ecology documents supporting the application include a Preliminary Ecological Appraisal and a Statutory Biodiversity Metric and associated condition assessment sheet. The plans and elevations drawing also includes proposed features for biodiversity. The documents submitted are largely satisfactory; however, I have the following comments:

Preliminary Ecological Appraisal (PEA)

- A horse chestnut tree occurs on site and the PEA indicates this tree is irreplaceable habitat. When referring to the biodiversity metric user guide it states that ancient and veteran trees should be recorded as irreplaceable habitat. The arboriculture survey report submitted with this application classes this tree as mature and therefore it is considered this tree is unlikely to be ancient/veteran and should just be recorded as an urban tree. When checking the biodiversity metric submitted with the application, the tree is recorded within the baseline as an urban tree and therefore it is likely that only the PEA requires amendment.
- Precautionary measures are included within the PEA to be adopted during construction works in relation to nesting birds, hedgehog and the removal of rhododendron. It would be useful if there were recommendations for the protection of retained features during construction and more detail on a sympathetic lighting scheme to avoid the requirement for a Construction Environmental Management Plan (CEMP) to be conditioned.

Statutory Biodiversity Metric and Condition Assessment Sheets

- The line of trees has been assigned a condition of poor within the metric; however the condition assessment sheet indicates that this habitat type has a condition of moderate. This should be checked and amendments made, where necessary.
- The metric does not include post-development habitats. It is assumed these will include developed areas and vegetated garden. It would be beneficial if the metric could be completed to indicate the loss of biodiversity units as a result of the proposed development and how the applicant will be address the loss, either through the purchase of off-site units from a habitat bank or off-site mitigation on their own land. When completing the post-development section of the metric reference should be made to the Statutory Metric User Guide in regards to habitat retention and where the condition of a habitat cannot be guaranteed to be maintained in relation to the retained tree.

Plans and Elevations (drawing no. 24-157 01)

- The drawing titled plans and elevations includes proposed locations for a bat, swift and bee box on the proposed building and hedgehog access points within the boundary fencing, which is welcomed. The swift brick would ideally be located on the north or east elevation. If this can be amended these measures can be secured by a planning condition.

NO OBJECTION*

Defer for amends/further information*

OBJECT*



BARNSLEY

Metropolitan Borough Council