



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0563
<b>Proposal</b>	Outline development of four residential dwellings and associated infrastructure considering access and layout (Custom/Self Build)
<b>Address</b>	Land to the rear of 31 Mansfield Road, Athersley North, Barnsley
<b>Date of Consultation Reply</b>	26/11/2025
<b>Consultee</b>	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 applicant has claimed an exemption from the Biodiversity Gain condition on the basis that the development is for custom and self-build dwellings. It is presumed that the applicant has completed the custom and self-build pro-forma for our records.
- A Preliminary Ecological Appraisal (PEA) report has been submitted in support of the application detailing the results of a walkover survey assessing the habitats and potential of the proposals site to support priority and protected species.
- The PEA has assessed that the proposals are unlikely to have an adverse impact upon designated nature conservation sites and priority habitats. The PEA considers the site to potentially support protected/priority species such as reptiles, nesting birds and hedgehog and has recommended precautionary works.
- The PEA also includes recommendations for the incorporation of bird, bat and bee boxes within the proposed dwellings and hedgehog access points within proposed fencing. This is welcomed and in line with the Biodiversity and Geodiversity SPD and the NPPF.
- Precautionary measures and enhancement recommendations can be secured by way of a condition, as set out below, if permission is to be granted

**NO OBJECTION\***

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

**OBJECT\***

#### Consultation Suggested Conditions:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive species. Incorporation of features such as creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing, etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document, should also be detailed.