



PLANNING CONSULTATION RESPONSE

Application No	2026/0171
Proposal	Erection of a single storey dwelling with detached garage and associated parking and landscaping
Address	Land north of Lane End Mews, Thurnscoe, Rotherham
Date of Consultation Reply	27/03/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

Following submission of a CSB proforma, the application site is no longer subject to mandatory BNG.

I have reviewed the video evidence provided to BMBC. The recording shows kingfisher within close proximity to the site. As such, an assessment of the ditches potential to support the species should be undertaken, this is not currently included within the PEA for the site. In addition there are no details included within the data search section of the PEA on bird records returned from BBRC, this should also be included.

For info, kingfisher are a Schedule 1 species, therefore they are afforded additional protection against disturbance during the breeding season. If nesting kingfisher are located within proximity to the site, up to 100m, construction works could lead to disturbance which would be an offence under the Wildlife and Countryside Act, 1981. Therefore, the applicant's ecologist should undertake a survey of the ditch to assess the habitat and look for potential nesting sites. If located within 100m of the site, then precautionary methods during construction will need to be adhered to.

I have also reviewed the PEA provided and I do not agree that there will be negligible impacts to foraging and commuting bats. The site is located directly adjacent to a watercourse which is likely to be used by foraging and commuting bats. Therefore, appropriate mitigation should be provided to ensure this feature remains unlit.

	Defer – further information required	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required:



BARNSLEY

Metropolitan Borough Council

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