



PLANNING CONSULTATION RESPONSE

Application No	2026/0394
Proposal	Erection of single storey sub-station
Address	Land adjacent to St Marys Street and TPT, Penistone, Sheffield
Date of Consultation Reply	10/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A BNG justification exemption has been provided and as noted at validation stage I am content that the application meets the de-minims for BNG and an assessment is not required. There are no protected or priority habitats on site. The application is within a SSSI Impact Risk Zone, however, the proposed development type is unlikely to have a harmful effect on terrestrial SSSIs and therefore consultation with Natural England is not required.

Landscaping proposals have been provided with the application and these indicate that a species rich native hedge to the rear of the proposed sub-station along the northern boundary will be created. I am content with these proposals and have no further comments on the application.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The development shall be completed in accordance with the landscaping proposal to including the planting of a species rich, native hedgerow.

Consultation Informative(s):

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected/priority species (such as any bat, great crested newt, hedgehog, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Planning Obligations required: