



PLANNING CONSULTATION RESPONSE

Application No	2026/0663
Proposal	Lowering of existing basement floor level; associated structural alterations to formation of a new basement entrance to the existing commercial premises and creation of parking.
Address	49 Rowland Road, Old Town, Barnsley, S75 2PF
Date of Consultation Reply	05/10/2026
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 applicant submitted a bat roost suitability note as part of the application, detailing an inspection of the basement proposed for alteration. The note sets out that no signs of bat use were identified and no obvious features for roosting bats were noted. The document states that the inspection was not carried out by a licenced bat ecologist and on this basis, I requested photographs of the building and the basement to assess if further survey was necessary.
- From the photographs provided it is considered that the building has negligible potential for roosting bats, the building appearing to be in good condition and being located within an urban area with limited bat foraging and commuting habitat available. Further assessment is therefore unnecessary, and the note submitted in support of the application is considered to be sufficient.
- The bat roost suitability note states that if bats or signs of bats are identified during works, all works will cease and advice will be obtained from a suitability qualified ecologist. This is welcomed and can be secured by a planning condition.
- To enhance the site for biodiversity in line with Planning Policy BIO1, the Biodiversity and Geodiversity SPD and section 19 of the NPPF, a bat box should be installed on the building. This can be secured by a planning condition.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The development shall be completed in strict accordance with the recommendations in Section 5 of the Bat Roost Suitability Note (doc ref: AD/49RR/ECO/01) (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full.

Notwithstanding the submitted details a scheme for biodiversity enhancement, including the incorporation of permanent bat roosting feature(s) shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.