



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1029
<b>Proposal</b>	Proposed subdivision of existing industrial building into 8 workshop units (Use Class E(g)/B2) with external alterations including partial demolition of the existing building, and refurbishment of existing office block.
<b>Address</b>	Unit 1 Plot 15, Carlton Industrial Estate, Plot 4 Albion Road, Carlton, Barnsley, S71 3HW
<b>Date of Consultation Reply</b>	19/03/2026
<b>Consultee</b>	Claire Wilson, Planning Ecologist

### Consultation Assessment and Justification

I have reviewed the proposed and existing plans for the site, along with the Design and Access Statement, which confirms that external alterations are limited to the installation of new roller shutter doors, new emergency exit doors, and the renewal of cladding.

A Preliminary Roost Assessment has not been submitted to support the application. However, based on a review of aerial imagery, the buildings appear to offer negligible potential for roosting bats due to the apparent absence of suitable roosting features and the nature of the building materials. The proposals should incorporate the installation of bat and bird boxes, either on the building or within suitable trees adjacent to the site. This can be secured by condition.

A Biodiversity Net Gain (BNG) assessment has not been undertaken as no habitat impacts are anticipated as part of the redevelopment proposals. As such, I have no further comments on this application.

**No objection**

\*Delete as applicable

#### **Consultation Suggested Conditions:**

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to completion of the development, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

- At least 2 no. bat roosting boxes and bird nesting boxes to be installed in suitable locations within the site.

#### **Consultation Informative(s):**

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. 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.

#### **Planning Obligations required:**

n/a



# **BARNSLEY**

**Metropolitan Borough Council**

