



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	Demolition of existing dwelling (retrospective) and erection of 1 no. detached dwelling with integral garages (custom/self-build)
Address	Hirst Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ
Date of Consultation Reply	24/11/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above planning application. My response is the same to that previously sent on 2nd April 2025, as follows:

The application is for a custom self-build dwelling and therefore exempt from the Biodiversity Gain Condition I assume the applicant has been asked to complete a custom and self-build pro-forma for our records.

I understand that the demolition of the existing dwelling on site has already taken place. Did the applicant have a bat assessment, as per the Bat Conservation Trust guidelines, undertaken prior to demolition works taking place? From viewing the building on Google Street View, due to its type and being located within a rural situation, I would have expected the application to be supported by such an assessment so that the impact of the proposals upon protected species such as bats and nesting birds could have been considered. Regardless of whether a bat assessment has been undertaken, if the proposals are to be granted planning permission a condition should be applied for the provision of wildlife boxes to be incorporated within the proposed dwelling as per the Biodiversity and Geodiversity SPD and the NPPF. Suggested wording is set out below.

NO-OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, before above ground works commence, a scheme for biodiversity enhancement, such as the incorporation of permanent, integrated bat roosting features, nesting opportunities for birds and invertebrate boxes 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: Description, design or specification of the type of feature(s) or measure(s) to be undertaken; Materials and construction to ensure long lifespan of the feature/measure. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.