



PLANNING CONSULTATION RESPONSE

Application No	2026/0706
Proposal	Demolition of existing takeaway building and erection of a replacement two-storey building comprising three commercial units, with office accommodation at first floor, associated car parking, and bin and cycle storage.
Address	10 Ballfield Lane, Kexbrough, Barnsley, S75 5EF
Date of Consultation Reply	06/10/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A Preliminary Roost assessment report has been provided to support the application. The initial report concluded that the building had low potential to support roosting bats and advised a bat mitigation plan. After querying the absence of a dusk activity survey, a second report was submitted concluding that the building had negligible potential to support roosting bats due to the largely unsuitable, damp conditions. Following a review of the images within the report, the majority of features appear to have suffered from water ingress, potentially rendering those features unsuitable for roosting bats. Furthermore, the roof comprises bitumen felt which has also been subject to water damage. Therefore the conclusion of negligible bat roost potential is acceptable.

A bat and bird box scheme will be required, this can be conditioned.

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 first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.
 - Integrated bat roosting boxes, integrated bird boxes and bee bricks to be installed in suitable locations within the building

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.

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.



BARNSLEY

Metropolitan Borough Council

Planning Obligations required: