



PLANNING CONSULTATION RESPONSE

Application No	2026/0246
Proposal	Conversion of existing roofspace to create 3x residential flats, with associated external alterations including installation of rooflights.
Address	Family Shopper, West Street, Hoyland, Barnsley, S74 9DU
Date of Consultation Reply	10/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me in relation to the above application. My comments in relation to biodiversity are as follows:

- The development meets the de minimis exemption from Biodiversity Net Gain with no habitats being affected by the proposals.
- Due to the distance of the proposals site from designated nature conservation sites and severance by built development, no impact upon such sites is anticipated as a result of the proposals. The proposals site is located within a Site of Special Scientific Interest (SSSI) impact risk zone of Dearne Valley Wetlands SSSI; however, the development type in this location is not listed by Natural England as having an adverse impact upon the SSSI.
- A Bat Survey Report has been submitted detailing the findings of a building inspection and subsequent bat emergence survey. The survey was carried out by an appropriately qualified surveyor to the methodology set out within the Bat Conservation Trust survey guidance (2023).
- The building was initially assessed as having a low potential for roosting bats, due to a small number of features which could be used by bats and the limited availability of bat foraging and commuting habitat within the surrounding area. No sign of bats was recorded during the building inspection, and the bat emergence survey recorded no bats using the building. The report indicates the likely absence of a bat roost and the proposed works can therefore take place without constraint.
- The report sets out that the building has potential for nesting birds, though no active nests were identified at the time of survey.
- Recommendations within the report include the use of bat-safe roofing membrane, the incorporation of a bat roosting feature such as a bat box and precautionary works in relation to nesting birds. These recommendations are considered appropriate and can be secured by a condition.
- The report sets out that night vision equipment was used during the bat emergence survey. Can still shots at the darkest point of the survey be included within the report, as per recommendations within the BCT survey guidance?

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*