



PLANNING CONSULTATION RESPONSE

Application No	2026/0263
Proposal	Erection of a new dwelling following the demolition of the existing dwelling (custom/self-build)
Address	28 Tivy Dale Drive, Cawthorne, Barnsley, S75 4EN
Date of Consultation Reply	20/05/2026
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:

- A Preliminary Ecological Appraisal (PEA) has been submitted in support of the application. This details the habitats present on site, potential to support protected and priority species and also an inspection of the buildings in relation to roosting bats. The PEA also considered potential impacts on designated conservation sites within the surrounding area. The site was largely found to comprise built development and vegetated garden habitat and the main dwelling was assessed as having a low potential to support roosting bats.
- A single bat emergence survey was undertaken to further assess the use of the dwelling by roosting bats. Surveys were undertaken in line with the Bat Conservation Trust survey guidance (2023). The survey recorded no bats emerging from the building which indicates a likely absence of a bat roost on site.
- The PEA considered there to be no impact upon statutory or non-statutory designated nature conservation sites as a result of the proposals.
- The PEA assessed trees on site as having negligible potential to support roosting bats but noted that species such as nesting birds and hedgehogs may utilise areas of trees/shrubs and recommend precautionary works during the proposed construction in relation to these species. Non-native shrubs including cotoneaster and rhododendron were noted on site during the walkover survey and there are recommendations for their removal as part of the proposed construction works. These recommendations can be secured by way of a planning condition.
- There are further recommendations regarding enhancing site biodiversity through the incorporation of integral bat and swift boxes within the proposed buildings and gaps within any proposed fencing to allow access for hedgehogs. These recommendations are welcomed and are in line with the Biodiversity and Geodiversity SPD and NPPF. Again, these can be secured by a planning condition.
- It is noted that the application site lies adjacent to Cannon Hall estate which is mapped as wood-pasture and parkland on the governments MAGIC website. This is a habitat of principal importance under Section 41 of Natural Environment and Rural Communities Act. Planning Policy BIO1 states that *development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard tospecies and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006....* When referring to aerial photographs of the proposals site, habitats immediately adjacent to the west of the site which fall within the area of wood-pasture and parkland appear to comprise a number of mature trees. The proposals should therefore incorporate a sympathetic lighting scheme, particularly along the western boundary of the site to avoid any adverse impacts upon this habitat and associated species. This measure can be secured by planning condition.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*

Consultation Suggested Conditions:



BARNSLEY

Metropolitan Borough Council

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive species. Incorporation of features such as creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing, sympathetic lighting etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document, should also be detailed.