



PLANNING CONSULTATION RESPONSE

Application No	2026/0136
Proposal	Demolition of existing barns. Extensions and alterations to existing listed dwelling house and conversion and extensions of existing listed barns for residential use. (Full Application)
Address	Far West Thorpe Farm, Halifax Road, Penistone, Sheffield, S36 7EY
Date of Consultation Reply	01/05/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A Preliminary Roost Assessment (PRA) and Small Sites Metric have been provided to support the application. Please find my comments below.

Small Sites Metric

- Questions 18 – 21 have not been completed within the Desktop Assessment Tab.
- Q22 states there are no EPS on site. However, this cannot be confirmed as additional bat surveys are required. If bats are found to be present, the statutory metric should be completed by a suitably qualified ecologist.
- Supporting information within the SSM has not been completed in line with metric guidance. SSM guidance states the following... *This tab should be used to provide information to support your assessment. This should include a short description of the habitats present in the baseline and dated photos identifying the habitats. Space is provided for up to 40 photographs / descriptions to be included. At least one photograph must be provided for each habitat parcel entered into the SSM.* There is no habitat description for any of the habitats included within the SSM, this should be included.
- Aerial images indicate the presence of trees and hedgerows within the red line boundary. These features can also be seen on the images within the SSM supporting information tab. However, they are not included within the SSM. I seek clarification on this.
- There appears to be ruderal habitats within the images shown in the supporting information tab. However, this habitat type is not included within the SSM.
- Is there a landscaping plan for the entire site to identify the location of the proposed habitats.
- There is no baseline habitat plan for the site.
- Habitats to be created within the SSM – blackthorn scrub is proposed. However, the user comments for this line states the following *New coarse grassland to be created*, can the applicant clarify this.
- Good condition blackthorn scrub is proposed. However, there is no plan showing where the habitat will be created. I also query the creation of good condition scrub within such a small area in a residential setting. How will all the condition assessment criteria be achieved.

PRA

- Buildings 1, 2, 3 and 4 were afforded moderate suitability for roosting bats. However, paragraph 33 of the PRA states that a precautionary approach has been adopted and should continue to be applied when interpreting the nocturnal survey results. Given that evidence of roosting bats is likely to have been swept away prior to the PRA being undertaken and given the number of PRFs present within the buildings, I consider buildings 1, 2, 3 and 4 to provide high potential to support roosting bats and a minimum of 3 activity surveys should be completed prior to determination of the application. In addition, static bat detectors should be placed inside the buildings to monitor activity during the bat activity period, to fully assess use of the buildings by bats.



BARNSELEY

Metropolitan Borough Council

- It is concerning that building works and cleaning of buildings has been undertaken prior to the PRA being completed. As noted within the PRA, these works are likely to have removed evidence of roosting bats and could have resulted in the injury and/or killing of individuals and the loss of bat roosting habitat which is an offence under the Wildlife and Countryside Act 1981. Until additional bat surveys are completed no further works to the roof spaces, or any other potential roosting features should be undertaken.
- Bird nesting material and evidence of nesting birds was recorded in Buildings 2, 4, and 6 during the survey and swallow nests were recorded in Buildings 2 and 4; nesting material from an undetermined species was recorded in Building 6.
- All buildings on site provide suitable habitat for nesting birds. Mitigation for bats and birds should be provided in accordance with the Biodiversity and Geodiversity SPD.
- Scout Dike reservoir LWS is located approx. 740 m west of the site.
- Para 38 states all ancient woodlands are over 600 m from the site. MAGIC shows at least two areas of Ancient Semi-Natural Woodland within 250 m of the site.
- There is no discussion of the potential of the buildings to support barn owl. This should be considered.
- Will the hibernation potential of the buildings be impacted? If so, surveys hibernation surveys will be required.

	Defer – further information required	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: