



PLANNING CONSULTATION RESPONSE

Application No	2025/0956
Proposal	Construction of single storey sectional concrete building for use as new storage
Address	3A Queens Drive, Old Town, Barnsley, S75 2QJ
Date of Consultation Reply	01/04/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through updated information for the above application. The Small Sites Metric (SSM) has been amended to include correct areas for baseline habitats, and the post-development calculation now includes the proposed building. Five small trees are proposed to be planted as part of the proposals and this gives a net gain of 0.056 habitat units (93.68%), which exceeds the 10% net gain requirement.

Minor tree planting is not deemed to be significant habitat enhancement and, on this basis, will not require a Habitat Management and Monitoring Plan condition. Alternatively, I suggest a Biodiversity Enhancement Management Plan (BEMP) is conditioned to secure the proposed landscaping and its management for five years. Please see suggested condition wording below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Biodiversity gain condition, as per our agreed wording.

A Biodiversity Enhancement Management Plan (BEMP), completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP shall include, but not necessarily be limited to, the following:

- A recent landscape plan detailing the location of proposed habitat creation, retention and enhancement.
- Management aims and prescriptions detailing the methods required to create, retain and/or enhance each habitat at the required quality for a period of five years.
- A timetable of delivery for each habitat.
- A schedule of actions to be undertaken in case signs of failing are identified. The schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the local planning authority.
- Incorporation of faunal features for example integral bat and bird boxes on proposed buildings and trees, hedgehog access points within proposed fencing and herptile features etc., where appropriate, should also be detailed.