BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0975
Proposal	Demolition of a warehouse (Prior Approval)
Address	Unit 1, Beevor Street Industrial Estate, Beevor Street, Hoyle Mill, Barnsley, S71 1HN
Date of Consultation Reply	20/11/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments are as follows:

- The condition report submitted as part of the application has a number of photographs of the building proposed for demolition. From review of these it is considered that the building will have a negligible potential to support roosting bats, with potential roosting features being quite large and the building being exposed. It is therefore considered that the building does not offer suitable roosting opportunities for bats and it would be disproportionate to require a bat assessment as part of the application. A Construction Environmental Management Plan (CEMP) is recommended as a condition in relation to the adjacent Dearne Valley Country Park Local Nature Reserve (LNR). The CEMP can set out precautionary measures in relation to roosting bats and requirements if roosting bats are found during works.
- The building may have potential to support nesting birds during the breeding bird season. The suggested CEMP should set out precautionary measures in relation to nesting birds.
- Due to the proximity of the Dearne Valley Country Park LNR to the building proposed for demolition, it is suggested that a CEMP is conditioned to avoid impacts to the LNR. The CEMP should set out any necessary measures, such as protection of adjacent trees, dust prevention measures, etc.

NO OBJECTION*	~~**Defer for amends/further information***~~	~~**OBJECT***~~

Consultation Suggested Conditions:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging activities;
- Identification of 'biodiversity protection zones';
- An Invasive Non Native Species (INNS) protocol to ensure INNS are not spread in the wild;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during demolition (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).