



PLANNING CONSULTATION RESPONSE

Application No	2026/0164
Proposal	Demolition of garages and erection of 2no. detached dwellings (Part Retrospective) (Amended Description).
Address	Garage Site Bmbc Asset Id B00286, Cresswell Street, Pogmoor, Barnsley
Date of Consultation Reply	17/04/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A statutory metric, BNG report and Preliminary Roost Assessment (PRA) have been provided to support the application. Please find detailed comments below.

- Much of the site has been mapped as developed land, sealed surface. However, vegetation is present, therefore the habitat does not fit the UK Hab definition of developed land, sealed surface which states the following... *soil surface sealed with impervious material as a result of urban development and infrastructure*. The site appears to align with the definition of sparsely vegetated land. Therefore, the metric and report should be updated to include this. Condition assessments should also be provided.
- Paragraph 3.17 states that there is an area of vegetated garden on site, However, this has not been included on the habitat map.
- Photograph 2 appears to show an area of scrub yet this has not been included within the report or metric calculation - is this what has been mapped as vegetated garden? If so, it does not fit the definition of vegetated garden as it is not within a residential curtilage. I seek further clarification on this and a species list. Does this scrub also cover the area that is currently mapped as modified grassland?
- A basic PRA has been provided but no surveyor details included within the PRA. Was the survey completed by a suitably qualified ecologist and when was it completed?

Defer – further information required

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: