



PLANNING CONSULTATION RESPONSE

Application No	2025/0992
Proposal	Change of use of existing Elderly Residential Care Home (Use Class C2) to Children's Residential Care Home (Use Class C2) and erection of a single storey extension to accommodate hydro pool, internal alterations, and associated works to car parking including the erection of retaining wall and installation of EV charging points (Amended Description and Plans).
Address	Woodlands Lodge, 106 Hawshaw Lane, Hoyland, Barnsley, S74 0HH
Date of Consultation Reply	24/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

An EclA, metric and condition assessments have been submitted to support the proposal. Baseline habitats comprise trees, vegetated garden and modified grassland with a baseline value of 1.4 habitat units. The vegetated garden and two moderate condition trees will be removed to accommodate the proposals. The applicant is proposing to plant 34 small trees to offset the loss of habitat on site, resulting in a 10.29% net gain.

I query where the 34 trees would be located on site, as following a review of aerial images and the arboricultural report there is already a high density of trees on site. This issue can be clarified when the biodiversity gain condition is discharged. However, please note planting proposals should be realistic and achievable as per the metric guidance. If this number of trees cannot be planted on site, the applicant should look to secure the gains at a suitable location offsite, or purchase credits to ensure a minimum 10% net gain.

The proposal includes an extension to the building on site, this has been assessed as having negligible potential to support roosting bats, and as such, no further survey is required.

The ecology report includes the provision of bat, bird and invertebrate boxes on site which is welcomed.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the statutory biodiversity gain condition.

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 5 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



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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, bird and invertebrate boxes on proposed buildings should be detailed.

The development shall be completed in line with the Ecological Impact Assessment Report and the conditions of the planning permission. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Consultation Informative(s):

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected species (such as any bat, great crested newt, dormouse, badger, water vole, otter, white clawed crayfish, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Planning Obligations required: