

Landscape Details Statement

Site Address: 1 Peel Street, Barnsley, S70 2RA

Proposal: Change of use from Class E (Retail) to Sui Generis (Hot Food Takeaway)

Site Area: 77 m²

1. Scope of External Works

The proposed development consists strictly of an internal commercial reconfiguration to facilitate a hot food takeaway within the existing building envelope.

- **Soft Landscaping:** There are no lawns, trees, hedges, or planted beds within the application site boundaries. No existing vegetation will be altered, pruned, or removed.
- **Hard Landscaping:** The boundary treatments, external paving, and walkways are already established. No new external hard surfaces, tarmac, or concrete footprints are being introduced.

2. Impact Assessment

Because the site footprint is entirely built out and limited to **77 m²**, a detailed physical planting scheme or landscape layout diagram is not applicable to this development.

- **Biodiversity Net Gain (BNG):** As an internal minor change of use with zero ground impact or loss of habitat, this application falls outside the scope of statutory biodiversity net gain interventions.
- **Site Cleanliness:** The rear outdoor area used for bin storage (by agreement at the neighbouring property) will be kept entirely clear of loose debris. Refuse containers will be structurally contained to preserve the local visual amenity.