BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2025/0992
Proposal	Erection of a single storey extension to accommodate hydro pool and internal alterations to existing care home.
Address	Woodlands Lodge, 106 Hawshaw Lane, Hoyland, Barnsley, S74 0HH.
Date of Consultation Reply	24/09/2026
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

The issues previously raised with the information put forward with this application have now been resolved and an arboricultural method statement submitted dealing with the protection of the trees. The AMS provided is acceptable and adequately deals with the protection of the trees. Two trees require removal to facilitate the scheme however they can both be easily replaced; as such landscaping details will be required to specify the new replacement planting.

I can therefore confirm that there is no object to the proposal subject to a landscaping scheme detailing the replacement tree planting being conditioned.

NO OBJECTION		

*Delete as applicable

Consultation Suggested Conditions:

Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the start of use of the extension hereby permitted.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellinghouses or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and BIO1: Biodiversity and Geodiversity.

Consultation Informative(s):

N/A

Planning Obligations required:

N/A