



PLANNING CONSULTATION RESPONSE

Application No	2026/0092
Proposal	Change of use of the upper floors of the existing building from Class E to create 2x residential units (Use Class C3) with associated works including erection of external staircase to rear; installation of windows/door, and formation of car parking; and alterations to the existing ground floor commercial frontage.
Address	Andy Longden Studio, 26 - 28 Racecommon Road, Barnsley, S70 1BH
Date of Consultation Reply	21/04/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through the bat survey report submitted in support of the above application. The report details the findings of an internal and external building inspection undertaken by a qualified ecologist to the Bat Conservation Trust survey guidance (2023). The survey found the building to have negligible potential for roosting bats; Therefore, no further survey work is required, and the proposed works can proceed without constraints relating to roosting bats.

The bat survey report recommends the installation of a bat box and a sparrow box on the building where works are proposed. This is welcomed and can be secured by a condition, as set out below.

NO OBJECTION*

~~Defer for amends/further information*~~

OBJECT*

Consultation Suggested Conditions:

The development shall be completed in strict accordance with the recommendations in Section 6 of the Bat Survey Report, 24th March 2026 (ref: MBE/BAT/2026/030/01). All the recommendations shall be implemented in full, and thereafter permanently maintained for the stated purposes of biodiversity conservation. Photographs should be submitted to the local planning authority once the features are in place.