



PLANNING CONSULTATION RESPONSE

Application No	2026/0341
Proposal	Change of use from Doctors Surgery (Use Class E(e)) to Respite Unit Residential Institution (Use Class C2)
Address	Galtee More Residential Home, 164 Doncaster Road, Barnsley, S70 1UD
Date of Consultation Reply	29/07/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing additional information submitted by the applicant. My comments in relation to biodiversity are as follows:

- The applicant has confirmed that the hedgerow/shrubs associated with an existing fence on site won't be affected by the proposed works and on this basis, I accept that the development meets the de minimis exemption in relation to Biodiversity Net Gain.
- The proposed elevations plan has been updated to indicate the location and type of bat and bird boxes to be incorporated on the existing building. This is welcomed and can be secured by a planning condition.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*

Consultation Suggested Conditions:

The development shall be completed in strict accordance with the proposed elevations plan indicating the location and type of bat and bird boxes to be installed. The proposals shall be implemented in full and thereafter permanently maintained for the stated purposes of biodiversity conservation. Photographic evidence should be submitted to the LPA to show the incorporation of these features once installed.