



PLANNING CONSULTATION RESPONSE

Application No	2026/0619
Proposal	Retrospective change of use of the former Lundwood Social Club (Sui Generis) to an MOT and tyre service unit (Sui Generis) including installation of roller shutter; and proposed change of use Lundwood Social Club (Sui Generis) to Class E(a) retail unit with associated works.
Address	Lundwood Social Club, Pontefract Road, Lundwood, Barnsley, S71 5PN
Date of Consultation Reply	08/09/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above the application. A Biodiversity Net Gain (BNG) Assessment and Bat Preliminary Roost Assessment has been submitted in support of the application. My comments in relation to biodiversity are as follows:

- The BNG assessment sets out how there are no habitats of value on site as it only comprises a building and areas of hardstanding. The assessment confirms that the development therefore meets the de minimis exemption from BNG, with which I agree.
- The bat report assessed the building as having a low potential for roosting bats with two external features noted which could be utilised by bats; however, these features are located away from where works to the building have been undertaken. It was also noted that where external works have been carried out it is unlikely that suitable bat roost features were affected and that bats were impacted upon.
- The bat report includes no recommendations for the installation of bat and bird boxes on the building affected by works. Such measures can be secured by a planning condition, in line with the Biodiversity and Geodiversity SPD and the NPPF. Alternatively, plans can be updated to show proposed box types and locations and submitted as part of the application. Suggested condition wording is set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

A scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s) and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- Materials and construction to ensure long lifespan of the feature/measure
- A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- When the features or measures will be installed within the construction, occupation, or phase of the development.