



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	22/07/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The proposals site is located within a Site of Special Scientific Interest (SSSI) impact risk zone; however, the list of development types set by Natural England at this distance from the SSSI do not include that which is proposed and therefore no adverse impact upon the SSSI is anticipated. Consultation with Natural England in relation to this application will not be required.
- The proposals site is located over 1km from the closest Local Wildlife Site (LWS, non-statutorily designated). Due to the distance of the proposals site, severance by roads and built development and the nature of the proposals, it is not anticipated that there will be an adverse impact upon the LWS.
- The proposals do not involve any external alteration of the building or works to the roof structure. No impact upon a potential bat roost is therefore anticipated and no specialist bat survey is considered necessary to support the application.
- The application form submitted indicates that the proposals are exempt from Biodiversity Net Gain (BNG) under the de minimis rule, with less than 25m² of habitat being impacted by the proposals. When referring to the proposed block and site plan it shows a boundary fence as being removed. Can the applicant confirm if the vegetation associated with the boundary fence will be affected? Aerial photographs show a hedgerow/line of trees associated with the fenceline. The de minimis rule states that BNG does not apply to developments that impact less than 25m² of on-site habitat or 5m of on-site linear habitats such as hedgerow. As the hedgerow/line of trees is over 5m in length, if this is to be affected the development is likely to be subject to the Biodiversity Gain condition and relevant information will need to be submitted as part of the application. Reference can be given to the biodiversity appendix of the local validation list for required information, if necessary (<https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>).
- If the hedgerow/line of trees is to be affected by the proposals, this could result in potential impacts on nesting birds. Again, can the applicant confirm if this vegetation is to be affected so appropriate measures can be secured?
- Biodiversity enhancement measures should be adopted on site as per planning policy BIO1, the Biodiversity and Geodiversity SPD and the NPPF. Such measures could include the installation of a bat and bird box onto the building on site. Box types and locations of these could be shown on proposals plans at the current application stage or conditioned as part of the permission, if granted.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*