



PLANNING CONSULTATION RESPONSE

Application No	2026/0491
Proposal	Change of use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institutions) to operate as a residential care home for adults and young adults with autism and learning disabilities, together with extensions, alterations and conversion of outbuildings, including retrospective planning permission for the erection of Outbuilding 2.
Address	134 Church Hill, Royston, Barnsley, S71 4AQ
Date of Consultation Reply	02/07/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

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

- The applicant is claiming the de minimis exemption from Biodiversity Net Gain and therefore the biodiversity gain condition does not apply to this development.
- The proposal site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. The government's MAGIC website indicates that the development type at this distance from the SSSI will not have an adverse impact upon the site. The site is also located as a sufficient distance from non-statutorily designated Local Wildlife Sites and no impact upon such sites is anticipated.
- The proposals site currently comprises a residential dwelling, outbuildings and a garden area consisting of areas of hardstanding and mown lawn. Habitats are considered to be of low conservation value. From photographs included within the planning statement submitted as part of the application, buildings proposed for conversion and extension are not deemed to offer potential for roosting bats; this coupled with habitats present on site indicate that the proposals will not impact protected species.
- It is recommended that a Biodiversity Mitigation Scheme is conditioned if planning permission is to be granted, with the aim of enhancing site biodiversity in line with Planning Policy BIO1, the Biodiversity and Geodiversity SPD and the NPPF. Enhancement measures such as the installation of bat and bird boxes, native planting and incorporation of a green roof could be incorporated on site.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the creation of habitats, 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.