



PLANNING CONSULTATION RESPONSE

Application No	2025/0992
Proposal	Change of use of existing Elderly Residential Care Home (Use Class C2) to Children's Residential Care Home (Use Class C2) and erection of a single storey extension to accommodate hydro pool, internal alterations, and associated works to car parking including the erection of retaining wall and installation of EV charging points (Amended Description and Plans).
Address	Woodlands Lodge, 106 Hawshaw Lane, Hoyland, Barnsley, S74 0HH
Date of Consultation Reply	15/06/26
Consultee	Highways DC

Consultation Assessment and Justification

The application seeks planning permission for the construction of a hydrotherapy pool extension linked to the eastern elevation of the existing building.

Drawing no. 026-00017-001 Rev B supplied by Fairfield Associates shows an amended car park layout that retains 19 regular parking spaces plus one disabled parking space, and provision for an ambulance and a minibus. The footprint of the parking area isn't changed, so this formalisation of the provision is seen as a benefit to the overall site design.

Given this, the scheme is acceptable from the perspective of highway safety, but it is still important that the initial construction work is carried out safely. As per previous comments, HDC officers would ask that the below condition is added to the decision notice.

NO OBJECTION

Consultation Suggested Conditions:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-

- The parking of vehicles of site operatives and visitors;
 - Means of access for construction traffic;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;
- In the interests of highway safety.

Consultation Informative(s):

None

Planning Obligations required:

None