



PLANNING CONSULTATION RESPONSE

Application No	2025/1080
Proposal	Change of use of Working Men's Club (Use Class Sui Generis) to 9x supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.
Address	2 Broad Street, Hoyland, Barnsley, S74 9DY
Date of Consultation Reply	19/01/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. The development is exempt from Biodiversity Net Gain, meeting de minimis rules and due to the type of works proposed to the building the requirement for a preliminary roost assessment is considered unnecessary. In my pre-application response for these proposals (see separate attachment) I advised that the development should incorporate bat and bird boxes in the aim to enhance opportunities for biodiversity on site, as per the Biodiversity and Geodiversity SPD and National Planning Policy Framework. Can the applicant provide a plan showing types and locations of boxes proposed as part of the application, or this could be conditioned as part of the planning permission, if granted?

NO OBJECTION*

Defer for amends/further information*

OBJECT*