



# Doncaster Council

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**Our Ref:** 22/00238/COND  
**Date:** 27th April 2022

Dear Sir/Madam

*Proposal* **Consent, agreement or approval required by conditions 2 (materials), 8 (drainage/surface water), 9 (ground permeability tests), 10 (contamination), 16 (CO2 emissions) and 17 (sustainability) of planning application 14/01076/FUL.**

*Location* **Land At Hill Crest Barnsley Road Scawsby Doncaster**

*Applicant* **Campbell Homes Ltd**

**Thank you for submitting an application for the discharge of conditions 2 (materials), 8 (drainage/surface water), 9 (ground permeability tests), 10 (contamination), 16 (CO2 emissions) & 17 (sustainability) of planning permission ref: 14/01076/FUL.**

**We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:**

## **CONDITION 2- DISCHARGED IN FULL**

Before the development commences, samples of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

### **REASON**

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

*No physical samples of the materials have been submitted to the local planning authority in accordance with the wording of the above condition. However based on the information submitted the proposed external materials are considered to be suitable and therefore the condition is discharged in full.*

### **CONDITION 8- DISCHARGED IN FULL**

The development shall not commence until full details of the proposed surface water run-off works have been submitted to and approved by the LPA. These works shall be carried out concurrently with the development and shall be operating to the satisfaction of the Local Planning Authority prior to the occupancy of the development.

#### **REASON**

To prevent surface water flooding.

*Based on the submitted information and the additional detail requested the above condition is discharged in full. As the wording of the condition is quite old and differs from the standard condition which is now applied, no details of foul drainage design is required and have not been provided. The local planning authority have therefore discharged this condition based on the surface water drainage only. The developer must ensure that they have consent to discharge to a public sewer or any other alternative method in relation to the foul drainage.*

### **CONDITION 9 – DISCHARGED IN FULL**

Ground permeability tests (refer to BRE 365 or other similar approved method) shall be carried out, and certified results and calculations, submitted to and approved by the Local Planning Authority prior to the commencement of the development. Note: The BRE standard of 1 in 10 years is not acceptable refer to CIRIA 609 P80).

#### **REASON**

To ensure that the proposed site is capable of acting as a soakaway in a manner that is acceptable to the LPA. N.B. The proposed soakaway should not be located within 5m of a structure/highway.

*No further comments required.*

### **CONDITION 10- DISCHARGED IN FULL**

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

#### REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

*Based on the Phase 1 Desktop Study (Demeter Environmental Ltd – dated 6/1/2021) the site is unlikely to be significantly affected by contamination and as such the above condition is discharged in full.*

## **CONDITION 16- DISCHARGED IN FULL**

No development shall take place in implementation of this permission until a statement has been submitted to the local planning authority and approved in writing from them, explaining how CO2 emissions from the development will be reduced by providing at least 10% of the development's energy through on-site renewable energy equipment or improvements to the fabric efficiency of the building. The carbon savings, which result from this, will be above and beyond what is required to comply with Part L Building Regulations. Unless otherwise agreed in writing by the local planning authority, the development shall then proceed in accordance with the approved report. Before any building is occupied or sold, the local planning authority shall be satisfied that the measures have been installed. This will enable the planning condition to be fully discharged.

### **REASON**

In the interests of sustainability and to minimize the impact of the development on the effects of climate change.

*These details now fall under a separation legislation and are no longer assessed as part of the planning application. The condition is therefore deemed discharged subject to compliance with the relevant legislation.*

## **CONDITION 17 – DISCHARGED IN FULL**

Before the development commences, a statement shall be submitted for approval explaining what sustainability measures will be incorporated to aim to achieve Code for Sustainable Homes Level 3. The development must take place in accordance with the approved statement. Prior to the occupation of any building, a post construction review should be carried out and evidence of the implemented measures submitted. This will enable the planning condition to be fully discharged.

Advice on what measures are appropriate can be obtained from the Council guidance notes at:

[http://www.doncaster.gov.uk/sections/planningandbuildings/urbandesign/Sustainable\\_Construction.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/urbandesign/Sustainable_Construction.aspx) or from a licensed code assessor. A list of licensed assessors can be found at [www.breeam.org](http://www.breeam.org).

### **REASON**

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

*These details now fall under a separation legislation and are no longer assessed as part of the planning application. The condition is therefore deemed discharged subject to compliance with the relevant legislation.*

Yours faithfully

**Jess Duffield**  
**Senior Planning Officer**

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