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14/01076/FUL



**Scott Cardwell**  
**Assistant Director of Development**

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT [www.doncaster.gov.uk](http://www.doncaster.gov.uk) TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE.

**Development Management** Civic Office, Waterdale, Doncaster, DN1 3BU

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

# PLANNING PERMISSION GRANTED

*Application*    **14/01076/FUL**

*Proposal*        **Erection of 4 detached houses with associated parking and 1 detached bungalow with detached garage on approx. 0.19ha of land, following demolition of existing dwelling.**

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

*Dated*            **23rd June 2014**

**Doncaster Metropolitan Borough Council** acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

## STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2012 as amended

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON**

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.



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02. 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.

03. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

**REASON**

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

04. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

**REASON**

To avoid damage to the verge.

05. The access road serving the development should be constructed in such a manner as to withstand a 12.5 tonne axle load without deflection.

**REASON**

In the interests of highway road safety.

06. Adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site onto the highway.

**REASON**

In the interests of highway road safety.



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07. Provision shall be made to prevent all surface water run-off from the development having an adverse impact upon neighbouring property and vice versa.  
REASON  
To prevent surface water flooding.
08. 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.
09. 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.
10. 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



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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



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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.

11. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have 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.

12. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

**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.

13. Details of all unbuilt areas, boundary walls and fences shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced, and such details as approved shall be completed before the buildings, or any parts thereof are occupied or used. Retention of the hedgerow on the front boundary is recommended.

**REASON**



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In order that the Council may be satisfied as to the details of the proposal.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England Order 2008, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

**REASON**

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England Order 2008, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

**REASON**

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

16. 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



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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.

17. 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.

01. **INFORMATIVE**

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

[http://www.doncaster.gov.uk/Images/YAHPAC%20Guidance%20\(version%203.2\)\\_tc\\_m2-80031.pdf](http://www.doncaster.gov.uk/Images/YAHPAC%20Guidance%20(version%203.2)_tc_m2-80031.pdf)

Or alternatively you can request a paper copy from the LPA.



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