



# Doncaster Council

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**Our Ref:** 22/01354/COND  
**Date:** 12th July 2022

Dear Sir/Madam

*Proposal* **Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8 & 9 of planning application 20/01078/FUL**

*Location* **Bridgeford House Church Road Stainforth Doncaster**

*Applicant* **Mr John Dowse**

**Thank you for submitting an application for the FULL discharge of 3, 4, 5, 6, 7, 8 & 9 of planning application 20/01078/FUL.**

**We can confirm that the information provided was satisfactory and the following conditions are part discharged 3, 7 and conditions 4, 5, 6, 8, 9 are discharged in FULL**

03. 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 1 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

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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 pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

**DISCHARGED in part - specifically section A, following receipt of Phase 1 Desktop Study Report, Land to the rear of Bridgeford House, Church Road, Stainforth. 22-4-05 Rev 0. May 2022. Demeter Env Ltd Received on 01.06.2022.**

**In order to fully discharge condition 3 a site investigation will be required.**

04. 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:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - details of any piling activities
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

Any external artificial lighting shall not be installed until full and precise details have been submitted to and approved by the Local Planning Authority.

#### REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

**DISCHARGED in FULL following receipt of Construction Method Statement & Plan, drawing no. 18.015.6 Rev A - Received on 12.07.2022 and information sent by email on 12.07.2022**

05. Prior to the commencement of the relevant works, details 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.

**DISCHARGED in FULL following receipt of the following information on the Site Plan, drawing no. 18.015.2 Rev G – Received on 12.07.2022 :**

**Facing bricks - autrique supplied by Traditional Brick & Stone Company**

**Tiles - Calderale concrete in slate grey supplied by Wienerberger**

06. Before the first use/occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed on the approved development. The system shall be designed such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. In the event that a SuDS compliant

design is not reasonably practical, then the developer shall seek written approval from the local planning authority for an alternative system prior to the first occupation of the development.

REASON

To ensure that surface water is discharged to soakaway where possible in accordance with Policy CS4 of the Core Strategy.

**DISCHARGED in FULL following receipt drainage documents – Received 01.06.2022**

07. Before the first occupation of any dwelling hereby approved, details of bin stores shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that there is adequate provision for the storage and collection of waste from the site in accordance with Policy CS14 of the Core Strategy.

**DISCHARGED in part following receipt of Site Plan, drawing no. 18.015.2 Rev G – Received on 12.07.2022.**

**In order to fully discharge condition photographs will be required showing these works being completed.**

08. Before the first occupation of any dwelling hereby approved, details of bin stores shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that there is adequate provision for the storage and collection of waste from the site in accordance with Policy CS14 of the Core Strategy.

**DISCHARGED in FULL following receipt of Site Plan, drawing no. 18.015.2 Rev G – Received on 12.07.2022**

09. Prior to the first occupation of any dwelling hereby approved, details of the proposed boundary treatments for the site shall be submitted to and approved in writing by the local planning authority. A plan should indicate the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. The development shall be in accordance with the approved details and the boundary treatments shall remain in place for the lifetime of the development.

REASON

In the interests of protecting public safety as required by Policy CS14 of the Core Strategy.

**DISCHARGED in FULL following receipt of Site Plan, drawing no. 18.015.2 Rev G – Received on 12.07.2022**

Yours faithfully

**Roisin McFeely**  
**Senior Planning Officer**

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<http://www.doncaster.gov.uk/services/the-council-democracy/planning-service-privacy-notice>

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*The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to*

<https://www.doncaster.gov.uk/services/planning/planning-performance-and-customer-feedback>