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14/02236/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 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 **14/02236/FUL**

Proposal **Demolition of existing bungalow and erection of Gospel Hall together with associated car parking and acoustic fencing**

Location **Greenacre Doncaster Road Branton Doncaster**

Dated **11th June 2015**

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.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

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. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Dwg PC114/02 Rev E dated 19.01.2015 received 28.05.2015

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. Before the development commences, a statement should be submitted for approval explaining what sustainability measures will be incorporated to aim to achieve BREEAM very good. Unless otherwise agreed, 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

or from a licensed BREEAM assessor. A list of licensed assessors can be found at www.breeam.org.

REASON

In the interests of sustainability and to minimise the impact of the development on the effects of climate change in accordance with Policy CS14 of the Core Strategy. This condition is required to be discharged prior to commencement as the approved detail may have an impact on the fabric of the building during construction.

04. 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 Percent 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



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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 minimise the impact of the development on the effects of climate change in accordance with Policy CS14 of the Core Strategy. This condition is required to be discharged prior to commencement as the approved detail may have an impact on the fabric of the building during construction.

05. Details of the method of the disposal of surface water from the development hereby permitted shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby granted. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that details of the means of surface water disposal from the site are approved by the Local Planning Authority prior to the commencement of the development in accordance with Policy CS14 of the Core Strategy. This condition is required to be discharged prior to commencement as the approved detail may have an impact on the location of the building during construction.

06. Before the development commences, 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. This condition is required to be discharged prior to commencement as the approved detail is required before the building is completed.

07. 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.



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- 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 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



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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

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. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

08. 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.

09. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling 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.



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10. Trees and shrubs shall be planted on the site in accordance with a scheme to be approved in writing by the Local Planning Authority prior to commencement of development. This scheme is to provide details of species, siting, planting distances and programme of planting. Planting is to be carried out during the first available season after commencement of development and shall thereafter be maintained to the satisfaction of the Local Planning Authority and in accordance with the Local Planning Authority's document 'Landscape Specification in Relation to Development sites'. Any tree or shrub planted as part of the scheme which is removed or severely damaged or is found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with a tree or shrub of a similar size and species to the satisfaction of the Local Planning Authority.

REASON

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity.

11. The building hereby approved shall not be used outside the hours of 0600 hours to 2130 hours on any day.

REASON: To safeguard the amenities of the occupiers of the adjoining properties in accordance with Policy PH12 of the UDP.

12. External doors shall remain closed at all times and no sound amplification equipment shall be used during meetings at any time.

REASON: To safeguard the amenities of the occupiers of the adjoining properties in accordance with Policy PH12 of the UDP.

13. The building hereby approved shall not be used by more than 50 people at any one time. The operator shall keep a written record of the number attending each meeting to be made available to the local planning authority for inspection with 7 days notice if required.



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REASON

To ensure that the development does not impact local highway safety through ensuring adequate off-street parking provision as required by Policy CS14 of the Core Strategy.

14. Prior to first use of the approved development an acoustic fence of 2 metres in height shall be installed in accordance with the approved drawings PC114/02 Rev D and PC114/03 submitted with the application. The acoustic fencing shall be maintained in accordance with the approved scheme for so long as the use hereby permitted continues.

REASON

To safeguard the amenities of the occupiers of the adjoining properties as required by Policy PH12 of the UDP.

15. The building hereby approved shall be used for a Gospel Hall only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON

To ensure that the development is carried out in accordance with the application as described and for no other purpose.

16. The use hereby permitted shall be carried out only by the Canterbury Road Gospel Hall Trust or an associated Gospel Hall Trust.

REASON

To ensure that the development is carried out in accordance with the application as described and for no other purpose.



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17. No external air conditioning (condenser) units shall be installed until details of appropriate sound attenuation measures have been submitted to and approved in writing by the local planning authority. The air conditioning units shall not be brought into use until the sound attenuation measures have been carried out in accordance with the approved details. The sound attenuation measures shall be maintained in good condition at all times thereafter for so long as the air conditioning units, or any replacement units, remain in use.

REASON

To ensure that the occupants of adjacent properties are not unduly affected by noise generated within the development as required by Policy PH12 of the UDP.

18. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

19. 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 approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

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.



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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.

02. INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016



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