



Doncaster Council

Yorke Architecture - Mr Christian Yorke
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The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

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

<http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

Please note that the full version of this document cannot be viewed on all devices.

If this document does not include the Doncaster Council crest and an electronic signature please contact tsi@doncaster.gov.uk

17/02739/COND

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.

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Discharge of Conditions Discharged/Partly Discharged

Application **17/02739/COND**

Proposal **Consent, agreement or approval required by conditions 3, 4, 5, 6, and 7(b), (c), (d), (e) of application 14/02236/FUL**

Location **Greenacre Doncaster Road Branton Doncaster**

Applicant **Mr Pridham**

Dated **25/05/2018**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your request and can confirm that written consent, agreement or approval required by condition(s) detailed above is **Discharged/Partly discharged**

The conditions discharged/part discharged are worded as follows (Please see below the partly discharged conditions):-

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.

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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.

Can be part discharged pending implementation review

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 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.

Can be part discharged pending implementation review

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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.

The details are deemed discharged pending implementation

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.

Can be discharged

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.
- 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

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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

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

Can be part discharged pending Part E review.

NB: Additional fees will not apply for conditions 3, 4, 5 and 7 to be considered further, please quote reference 17/02739/COND when reapplying.

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