Doncaster Council

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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

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17/02733/OUTM

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
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application  17/02733/OUTM

Proposal  Outline application for the development of a business park comprising up to 57,000sqm of Use Class B1 (Office), B2 (General Industry) and B8 (Storage and Distribution) floorspace

Location  Doncaster Robin Hood Airport  First Avenue  Auckley  Doncaster

Dated:  10th May 2018

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 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
01. The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of five years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.
REASON
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

02. Approval of the details of the appearance, landscaping, layout and scale (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.
REASON
The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.

03. In the case of the reserved matters, application for approval must be made not later than the expiration of five years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

04. Unless otherwise agreed in writing with the Local Planning Authority, future reserved matters applications should be designed in accordance with the design principles and parameters established in the Design and Access Statement dated

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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.
September 2017 and the approved Airport Design Framework (Jan 2008), or any subsequent version of this document. 

**REASON:**
To ensure a co-ordinated high quality design and appearance

05. Prior to the commencement of any phase of the development, 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.

06. No phase of development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with British Standard 3936: 1992 Nursery Stock Part One Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting within any specific phase or plot shall take place in the first suitable planting season, following the completion of the development of that phase or plot. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

**REASON**

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity and in compliance with core strategy policy CS16: Valuing our natural environment.

07. On the submission of reserved matters applications for each phase of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented according to a timescale to be approved in writing with the local planning authority:
   o Areas of retained vegetation.
   o Further planting to enhance undeveloped areas of the site
   o Provision of buffer zones to protect adjacent woodland habitats and enhance biodiversity throughout the site.

REASON
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

08. On the submission of reserved matters for each phase of the development a lighting design strategy specifically responding to light sensitive biodiversity shall be submitted for approval in writing by the LPA. Such schemes shall include:
   o likely presence and location of light sensitive ecological receptors based on survey baseline data in relation to the proposed developments within each zone.
   o Mitigation measures along with technical specifications to reduce /eliminate the impacts of lighting spill on ecological receptors unless otherwise agreed.

REASON:
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

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09. On or before the submission of each reserved matters application, a Reasonable Avoidance Measures Method Statement in respect of reptiles shall be submitted to the LPA for approval, and be implemented in accordance with the approved details. It shall include:
   o A risk assessment of the potentially damaging construction activities in relation to reptiles
   o A method statement for the protection of reptiles Through the use reasonable avoidance
   o The use of protective fencing, exclusion barriers and wildlife safety measures.

REASON:
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

10. No development or phase of development shall take place until details of the foul, surface water and land drainage systems and all related works necessary to drain the relevant phase of development have been submitted to and approved by the Local Planning Authority. 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 particular phase development.

REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

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11. For each plot forming part of the development the rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed LAeq,1hour 35dB(A) between the hours of 0700-2300 at the boundary of nearest sound sensitive premises and shall not exceed LAeq,15mins 31dB(A) between 2300-0700 at the boundary of nearest sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the boundary of the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

REASON:
To safeguard the living conditions of neighbouring residents.

12. No development or phase of 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 for that phase of development. 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) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
   v) wheel washing facilities
   vi) measures to control noise and the emission of dust and dirt during construction

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vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
REASON:
To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

13. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following: the limitation of noise, the means of enclosure of the construction sites, and any proposed external security lighting installation; the control of dust emissions; the control of deposition of mud or debris on the highway, and the routing of contractors' vehicles. The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.
REASON:
To safeguard the living conditions of neighbouring residents.

14. 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) A Phase 2 site investigation and risk assessment, as recommended by the Phase 1 Preliminary Risk Assessment dated November 2017 and prepared by LK Consult Ltd, 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.

b) 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.

c) 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.

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

15. 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.

16. 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.

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17. Prior to the commencement of any part of the development site details of all areas proposed to be used for the loading, unloading and parking of vehicles in respect of that part of the development shall be submitted to and approved in writing by the Local Planning Authority under subsequent reserved matters application. That part of the development shall be carried out in accordance with the approved details. REASON:
To ensure adequate provision on site and compliance with parking standards.

18. No phase of the development hereby permitted shall be commenced until a Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not limited to):
   a) Volumes and types of construction vehicles
   b) Parking of contractors vehicles
   c) Identification of delivery routes;
   d) Contractors method for controlling construction traffic and adherence to routes
   e) Size, route and numbers of abnormal loads
   f) Swept path analysis (as required)
   g) Construction Period
   h) Temporary signage
   i) Measures to be taken within the curtilage of the site to prevent the deposition of mud and debris on the public highway.

REASON:
In the interests of highway safety.

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19. No development shall take place in implementation of this permission until a report (the initial SAP report carried out as part of Building Regulations will be sufficient information in many cases) 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 proposed measures, will be above and beyond what is required to comply with Part L of 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, which 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. This condition is required to be discharged prior to commencement as the approved detail may have an impact on the design and fabric of the building during construction or the appearance of the development.

20. No development or phase of development shall take place until a scheme for the provision of electric vehicle charging points in accordance with the West Yorkshire Air Quality and Emissions Technical Planning Guidance has been provided to the satisfaction of the LPA, unless otherwise agreed in writing. Installation shall comply with current guidance/advice. The first building unit shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

Reason: To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

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21. No phase of development shall become operational until the developer shall have submitted to the satisfaction of the LPA an update of the airport's existing Training and Recruitment Plan to include provision for this site. The Plan shall include a programme and packages of recruitment and training aid local residents to access job opportunities within the completed phase of the Development. The scheme shall include proposals for monitoring the catchment areas and locations from where those working within the Development are drawn so as to establish the need to update and/or review recruitment training initiatives.

REASON
To implement the CS3 requiring interventions to provide work and skill planning in the borough to improve levels of economic output

22. No building within Use Class B1(a) shall be used other than for airport-related development.

For the purpose of this condition airport-related development is defined as:
1. Aircraft Apron and Taxiway
2. Aircraft Maintenance, Supply and Manufacture, including modification, refurbishment and painting
3. Airline sales reservation and booking offices, including call/e-mail centres
4. Airline, aircrew or pilot training centres/schools
5. Aviation and vehicle fuel storage facilities
6. Avionics, engine or aircraft parts, maintenance, supply and manufacture
7. Airport equipment and operational infrastructure maintenance, supply and manufacture
8. Car hire operations and parking
9. Flight packaging, provision services and supply units, including ramp services
10. In flight, hotel and terminal catering preparation and storage facilities
11. Internal highways and infrastructure including car parking

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The Development hereto 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.
12  Offices for auxiliary and supporting functions
13  Service vehicle maintenance
14  Vehicle valeting operations
15  Warehousing, cold stores and offices for airfreight handlers, forwarders and agents including parcels or Post Office services
16  Hotel/Restaurant
17  Airport operations and infrastructure including terminal services.

REASON
To restrict office uses to airport related use

23. 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.

24. Full detailed Travel Plans shall be submitted within 3 month of full occupation of each individual unit on the site, for approval in writing by the Local Planning

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Authority. The development shall be carried out in accordance with the approved details.

REASON:
To promote and ensure that sustainable travel patterns are established, in accordance with Policy CS9 of the Core Strategy

01. INFORMATIVE

Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

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