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/pgf-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

18/02759/OUTA

Scott Cardwell
Assistant Director of Economy and 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. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application  18/02759/OUTA

Proposal  Outline application (with all matters reserved for future approval, with the exception of access) for the development of the site for B1c/B2/B8 purposes and ancillary uses (including gatehouses, facilities for the storage and recycling of waste and on-site welfare facilities) plus associated car parking, landscaping, site profiling and transport, drainage and utilities infrastructure

Location  Land To The West Of Doncaster Sheffield Airport Off High Common Lane Austerfield  Doncaster

Dated:  7th May 2020

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.


Scott Cardwell
Assistant Director of Economy and 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. You will need to contact Building Control to discuss this project – please telephone 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:
Ecology
Visual Impact
Transport
Design

01. Application for the approval of Reserved Matters must not be made later than the expiration of ten years from the date of this permission and the development to which this permission relates must be begun no later than the expiration of three years from the final approval of the Reserved Matters or, in the case of approval on 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 any development, or phase of development begins, and the development shall be carried out as approved.
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.

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Assistant Director of Economy and Development

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
03. No development, other than site enabling works including infrastructure, primary access roads, utilities, drainage and earthworks (as approved under other conditions on this Decision Notice), shall commence on any part of the site unless the Reserved Matters in respect of that part of the site have been submitted to and approved in writing by the Local Planning Authority.

REASON:
The application is in outline and no details having yet been furnished of the matters referred to in the application they are reserved for subsequent approval by the Local Planning Authority.

04. Prior to the commencement of development, or any phase of 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.

05. The layout and landscape details required in condition 2 above, shall include details of existing and proposed site levels, including finished floor levels of the buildings and the location, height and gradient/slope of all new earth banks/bunding, including around the respective development parcels. The development shall be undertaken in accordance with the approved details.

REASON
To ensure the satisfactory appearance of the development

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Assistant Director of Economy and Development
06. The Reserved Matters submitted under condition 2 shall be in substantial accordance with the principles and parameters illustrated in the following parameter plans:

- Site Location Plan (18002_PL01 Rev C);
- Development Cells (18002_PL02 Rev E);
- Site Circulation Plan (18002_PL03 Rev F)
- Drainage Parameters Plan (18002_PL04 Rev C); and
- Green Infrastructure Plan (18002_PL05 Rev F);

Thereafter, the development shall be implemented in accordance with the approved details and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON
To ensure the development is in accordance with the approved details

07. No part of any building within the development hereby approved, including any aerials, antennae or other structures attached to any building, shall exceed a height of 52.84 metres Above Ordnance Datum (AOD), without the prior written approval of the LPA in consultation with Doncaster Sheffield Airport Operations Department.

REASON
In the interests of air safety

08. Prior to or concurrently with the submission of the first Reserved Matters application(s), a Site Wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the sequence of providing the following elements:

Scott Cardwell
Assistant Director of Economy and Development

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
(a) development parcels;
(b) major distributor roads/routes within the site, including the timing of provision and opening of access points into the site;
(c) Footpath and cycle connections from the main spine road to connection points on adjacent land to the west and north as shown indicatively on the approved parameters plan,
(d) site wide foul surface water features and SUDS; and
(e) environmental mitigation measures.

An update to the Site Wide Phasing Plan shall be submitted to and approved by the local planning authority with each subsequent Reserved Matters (layout) application.

The development shall be carried out in accordance with the approved Site Wide Phasing Plan throughout all stages of the development.

**REASON**

To ensure the development is brought forward in a timely manner and integrates successfully with existing and future developments

09. No more than 162,580sqm GFA of development pursuant this planning permission can take place until full design and construction details of the proposed roundabout, carriageway re-alignment and proposed replacement layby / chipping storage area on High Common Lane as shown on plan ref M17100-A-011 Rev C have been submitted to and approved in writing by the Local Planning Authority and the construction of these works have been completed in accordance with the approved details.

**REASON:**

In the interests of highway safety.

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**Scott Cardwell**  
Assistant Director of Economy and Development

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**Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU**
10. No more than 100,000sqm GFA of the development hereby permitted shall be occupied until a scheme comprising the signing and revised white lining/lane marking for the M18 Eastbound off-slip and Great Yorkshire Way Westbound approaches to the M18 Junction 3 roundabout as detailed in TTHC Drawing Nos M17100-A-015A and M17100-A-016A has been implemented, unless an alternative scheme, which achieves similar objectives, has been implemented by another party(ies) with the agreement of Highways England and the Local Planning Authority and Highways England have been notified that such works have been completed.
REASON:
In the interests of road safety.

11. No phase of development shall commence 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 will include information relating to:
- Volumes and types of construction vehicles
- Identification of delivery routes;
- Identification of agreed access point
- Contractors method for controlling construction traffic and adherence to routes
- Size, route and numbers of abnormal loads
- Swept path analysis (as required)
- Construction Period
- Temporary signage
- Measures to control mud and dust being transferred to the public highway
- Timing of deliveries

[Signature]
Scott Cardwell
Assistant Director of Economy and Development

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
REASON
In the interests of road safety and local amenity.

12. 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.

13. Within 3 months of occupation of any unit, a Detailed Travel Plan for that unit shall be submitted to include staff numbers, targets for reducing single occupancy car trips, and details of the monitoring to be carried out. It is recommended for further detailed advice, applicants speak to the Council prior to developing the Detailed Travel Plans.
REASON
In the interests of promoting sustainable travel

14. No phase of the development hereby permitted shall be occupied until secure cycle parking facilities for the occupants of, and/or visitors to that part/phase have been provided in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. These facilities shall be retained thereafter.
REASON

Scott Cardwell
Assistant Director of Economy and Development
To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy CS9 of the Doncaster Core Strategy.

15. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation which is in accordance with Doncaster Sheffield Airport Desk Based Assessment (AECOM, 2018); Geophysical Survey Report of Doncaster Sheffield Airport Logistics and Commercial Space (Magnitude Surveys, 2018); and Land adjacent to Doncaster Sheffield Airport, Doncaster, South Yorkshire Trial Trench Evaluation (Archaeology Services WYAS, 2019) and this has been approved in writing by the Local Planning Authority. The WSI shall include a plan which based on the findings of the 2019 Trial Trench Evaluation Report, divides the site into zones of High Sensitivity (indicating further excavation required), Medium Sensitivity (indicating a need for targeted excavation/watching brief) and Low Sensitivity (indicating minimal or no targeted excavation or other archaeological work) together with:
   o The programme and method of site investigation and recording.
   o The programme for post-investigation assessment.
   o The provision to be made for analysis and reporting.
   o The provision to be made for publication and dissemination of the results.
   o The provision to be made for curation of the archive created.
   o Nomination of a competent person/persons or organisation to undertake the works.
   o The timetable for completion of all site investigation and post-investigation works.
Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has been notified by the archaeologist or archaeological consultant of the completion of the WSI.

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
16. No phase of the development hereby granted shall be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain that phase of the site have been submitted to and approved by the Local Planning Authority. The details shall be in broad accordance with the submitted ‘Drainage Strategy’ (10th October 2018) and Drainage Parameters Plan (18002_PL04 Rev C). No building shall be occupied until the works have been carried out in accordance with the approved solution.

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.

17. No development shall take place until such a time as details, in relation to the long term maintenance of the sustainable surface water drainage system on the development, have been submitted to, and approved in writing by, the local planning authority. Details of the SuDS Maintenance Plan shall include for routine maintenance, remedial actions and monitoring of the separate elements of the system, and procedures that must be implemented in the event of pollution incidents within the development site.

REASON
To ensure the long term maintenance of the sustainable surface water drainage system

18. Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
   * all previous uses
   * potential contaminants associated with those uses
   * a conceptual model of the site indicating sources, pathways and receptors
   * potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON
To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of contamination in line with paragraph 170 of the National Planning Policy Framework.

19. Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON
To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON

Scott Cardwell
Assistant Director of Economy and Development

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

21. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON
Surface water drainage must be handled in a way that minimises the risk of releasing potential contaminants to the environment. Contamination must be prevented from entering the underlying principal aquifer, Source Protection Zone 3 and associated public water supplies.

22. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON
Foul drainage must be handled in a way that protects controlled waters. Contamination must be prevented from entering the underlying principal aquifer, Source Protection Zone 3 and associated public water supplies.

23. No development or phase of development shall take place, including any site enabling works, until a Construction Management Plan (CMP) for that phase has
been submitted to and approved in writing by, the Local Planning Authority. The CMP shall provide for, and include details of the timing of the provision of:

- The parking of vehicles for site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel wash facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction work;
- Measures for the lighting of compounds and works during construction;
- Hours of operation, including the hours of construction and hours and for the loading/unloading of materials;
- The means of access and routing of construction traffic;
- Location of contractors compound;
- Management of surface water run-off including a scheme to treat and remove suspended solids from surface water run-off during construction;
- The storage of fuel and chemicals;
- Temporary highway works;
- Measures to protect trees and hedges to be retained within the site during construction works (having regard to British Standard 5837 (2012) 'Trees in relation to design, demolition and construction -recommendations') including periods before and after materials, machinery and equipment are brought onto site;
- Measures to protect the wildlife habitats and wildlife corridors during the duration of the construction works;
- the provision of temporary drainage measures;
- Details of any piling operation to be undertaken;
- Details of a Construction Communication Strategy which contains points of contact and details for residents to report HGVs utilising inappropriate routes;

Scott Cardwell
Assistant Director of Economy and Development

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
- Details of the management of surface water on site during inappropriate routes;
- A method statement in respect to the installation the sewer pipe to [DSA], including the storage of top and sub-soil for reinstatement.

The approved CMP shall be adhered to throughout the construction period for that phase of development to which it relates.

**REASON:**
To safeguard the living conditions of neighbouring residents and in the interests of highway safety

24. 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

25. No development shall commence in any development plot, or part thereof covered by a Reserved Matters permission or other works approved under condition, until a Construction Environmental Management Plan (CEMP) for that development plot,

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Assistant Director of Economy and Development

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**Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU**
or part thereof has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of survey findings in respect of habitats and species identified and located in the survey reports submitted with the and include the following details:

1. A risk assessment of the potentially damaging construction activities.
2. The range of habitats and species along with mitigation measures as proposed through the eEcology surveys and impact assessment reports.
3. Identification of refuge, mitigation, and/or compensation areas within the development area.
4. The appointment and duties of an Ecolological Clerk of Works (ECoW) generally and specific to the development area.
5. Roles, responsibilities and communication systems to be adopted throughout the active construction periods.
6. Timing of critical works where ecological supervision will be required.
7. The use of protective fencing, exclusion barriers, and wildlife safety measures.
8. Proposals that may impact upon Local and Non Designated Sites which seek to ensure no adverse impact upon the site or to mitigate and compensate where necessary in accordance with Policy 16B of the Core Strategy 2012.
9. Means of identifying and protecting veteran trees.

The Approved CEMP will be implemented and complied with throughout the construction period of the development area, or part thereof to which it applies.

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

26. On or before submission of each Reserved Matters Application a lighting design strategy for the reserved matter application site, which accords with the principles set out in the Design Guide and specifically responds to light sensitive biodiversity

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shall be submitted to and approved in writing by the Local Planning Authority. Each such strategy shall include:

- Identify and assess the likely presence and location of light sensitive ecological receptors based on survey baseline data in relation to the proposed developments within the development area, or part thereof.
- Provide for mitigation measures along with technical specifications to reduce/eliminate the impacts of lighting spill on ecological receptors unless otherwise agreed.

The approved lighting design strategy for each development plot, or part thereof shall be implemented and complied with.

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

27. On or before submission of the first Reserved Matters Application, a Biodiversity Mitigation, Monitoring and Enhancement Plan (BMMEP) shall be submitted and approved in writing by the Local Planning Authority. The BMS and BMMEP shall include:

- An assessment of baseline conditions set out in the species and habitat surveys submitted with the application and associated appendices to ensure they are fit for purpose and to identify any additional survey work required to make them as such.
- Specifically a badger survey to include full territorial survey using bait marking and other techniques sufficient to fully inform any licensing requirements.
- A timetable for survey updates set against the proposed development phasing and the inclusion of contingency measures where there are identified as potentially required for sensitive operations. This shall include surveys for bats in trees that are to be removed.
- the purpose and objectives of the proposed works based on mitigation and compensation measures clearly outlined in the Landscape Master Plan [submitted with the application and to include works detailed in the BMMEP]
- scale and location of the proposed works shown clearly on scaled maps and plans
- Identification of the mitigation and/or compensation areas
- detailed specifications for biodiversity creation and enhancement works including woodland topsoil recycling in habitat creation and other ecological features specific to mitigation proposals for habitats, faunal groups and species.
- Appropriate success criteria, thresholds, triggers and targets against which mitigation and ecological enhancement measures can be judged
- timetable for the implementation based on the phasing proposals.
- identification of persons responsible for implementing biodiversity mitigation and compensation the works and overseeing sensitive elements of the development.
- Initial aftercare and long term management and maintenance of ecological features including an appropriate monitoring strategy.
- A timetable and location plan of monitoring activities across the duration of development activities and agreed period beyond completion of the development
- A reporting timetable and remedial action plan to address target objectives.

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

28. Prior to the submission of first reserved matters, a scheme for the application of Biodiversity Offsetting across the whole of the development in accordance with the up to date DEFRA metric being used at that time shall be submitted to and approved in writing by the Local planning Authority. The said scheme shall include:

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Assistant Director of Economy and Development
- a statement of how biodiversity offsetting will achieve a biodiversity net gain of 110%, unless otherwise agreed in writing by the Local Planning Authority, by both on and off site habitat creation and enhancement works.
- how it will contribute to the approved Landscape Masterplan and achieving the mitigation and compensation measures detailed in ecology reports.

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

29. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site 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 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.

30. Prior to each phase of development being brought into use, a scheme which details the design, location and size of facilities to store refuse and waste materials shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the operation of each phase of development and retained thereafter.

REASON

Scott Cardwell
Assistant Director of Economy and Development
In the interests local amentit

31. Prior to the first submission of Reserved Matters, a Design Guide shall be submitted to and approved in writing by the Local Planning Authority, which shall be applied to all subsequent Reserved Matters submissions for all units within the site. The document to be produced shall refer to and reflect the Council’s current SPD, and cover the following key detailed design matters:

- Urban design principles - how the development will create a permeable and secure network of blocks and plots with well-defined, active and enclosed streets and spaces which connect to surroundings;
- Architectural appearance, building principles, details and materials;
- Hard and soft landscape, including fencing, lighting, signage, cycle parking; and
- Sustainable construction philosophy and measures.

It is recommended for further detailed advice, applicants speak to the Council prior to developing the design guide.

REASON
To ensure a consistent design approach to the development of the site in the interests of the satisfactory appearance of the site.

32. 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

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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.

33. Before the development commences, a BREEAM pre-assessment, or equivalent assessment, shall be submitted for approval demonstrating how BREEAM ‘Very Good’ will be met. Unless otherwise agreed, the development must take place in accordance with the approved assessment. Prior to the occupation of any building, a post construction review should be carried out by a licensed assessor and submitted for approval. This will enable the planning condition to be fully discharged.

Advice should be sought from a licensed BREEAM assessor at an early stage to ensure that the required performance rating can be achieved. 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.

34. A scheme for the protection of all retained trees that complies with section 6.2 of British Standard 5837 (2012): Trees in Relation to Design, Demolition and
Construction - Recommendations shall be submitted for each reserved matters to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:
To ensure that appropriate trees are retained and given due consideration in site planning in the interests of amenity and of environmental quality and core strategy policy CS16: Valuing our natural environment.

35. On submission of each reserved matters, full details of a scheme of soft landscaping within that reserved matters area shall be submitted to the Local Planning Authority which shall include details indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a detailed specification for tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation. Thereafter, the landscape scheme shall be implemented in full accordance with the

Scott Cardwell
Assistant Director of Economy and 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. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

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approved details. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON
To ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16: Valuing our Natural Environment.

36. Detailed engineering drawings for the proposed access arrangements, carriageway re-alignment and proposed re-profiling of the existing layby shown on the plan ref M17100-A-012 Rev B shall be submitted for inspection and approval by the Local Highway Authority before works commence on site. The construction of these works shall thereafter be completed in accordance with the approved details prior to first occupation of the development.

REASON
In the interests of road safety
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. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

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