Mr Leigh Brown - Hadfield Cawkwell Davidson  
13 Broomgrove Road  
Sheffield  
s102lz

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

17/02280/FULM

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.
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application  17/02280/FULM

Proposal  Construction of Aircraft Hanger (B8 Use) with ancillary retail, cafe, bar, education, conference, office, kitchen and assembly areas (D1 & D2 Uses). Associated Car Parking, Access Road and hardstanding including reinstating aircraft taxi route to adjacent airport.

Location  Sewage Treatment Works Hayfield Lane Auckley Doncaster

Dated  21st December 2017

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

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:

Further details which include a contamination assessment, Transportation Assessment, Air quality assessment, energy strategy, BREEAM pre assessment, Airport Technical Safeguarding report and Arboricultural assessment were provided during the processing of the application to overcome concerns raised by the consultee comments.

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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.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved/amended plans and specifications.

Transport Statement Axis Oct 2017
Location Plan A-PL-101 Rev E
Proposed Roof Plan A-PL-140 Rev D
Proposed Site Plan A-PL-102 Rev H

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

03. Gas protection measures shall be incorporated into the proposed building, unless an alternative scheme is submitted in writing and agreed with the local planning authority (LPA). The installation and verification of the gas protection measures shall be undertaken in accordance with a remediation strategy and verification plan submitted to the LPA for approval prior to works progressing. Upon completion of the works a verification report shall be submitted to the LPA for approval. The reports required by this condition shall be written in accordance with the requirements of the guidance document; YALPAG Technical Guidance for Developers, Landowners and Consultants, Verification Requirements for Gas

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU
Protection Systems. The site shall not be brought into use until such time as the verification report has been approved by the LPA.

REASON
To ensure that gas protection measures are appropriate for the development and provide the required level of protection to demonstrate that, in terms of gas risk, the development is suitable for use.

04. 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.

05. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

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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.

06. Prior to the commencement of the development hereby approved, an air quality screening assessment including details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The development 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.

07. Unless otherwise agreed in writing by the local planning authority, the development shall proceed in accordance with the approved energy strategy report (dated 24.11.17). Before the building is occupied, evidence shall be submitted to the local planning authority demonstrating that the proposed measures have been installed and the TER plus 10% betterment has been achieved. This 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.

08. Unless otherwise agreed in writing by the local planning authority, the development shall proceed in accordance with the approved transport assessment (Produced by

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Axis - dated November 2017) including the need for an event management plan for events over normal day to day activity.

REASON
In the interests of sustainability and to minimize the impact of the development on the effects of climate change.

09. Unless otherwise agreed in writing with the Local Planning Authority, the development shall proceed in accordance with the approved BREEAM pre-assessment report dated 13.12.17. Prior to the occupation of the building, a post construction review should be carried out and evidence of the implemented measures submitted in writing and approved by the Local Planning Authority. This will enable the planning condition to be discharged.

REASON
In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

10. 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.

11. The development hereby permitted shall not 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):

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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 all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment

14. No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan that provides replacement tree planting in accordance with table 5 of the Council’s Development Guidance and Requirements Supplementary Planning Document; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting 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
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment

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15. Prior to development commencing details of the mitigation measures, ecological enhancement and licencing shall be submitted to and agreed with Natural England and the Local Planning Authority with regards to the Great Crested Newts adjacent the application site. Once agreed the mitigation strategy shall be carried out in accordance with the approved details.

REASON
To ensure the protected species is not harmed as a result of the development in accordance with CS 16.

16. 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.

01. Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption of the proposed footway and bus stop layby on the South side of Barnsley Road shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted

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that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

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