

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 23rd July 2019

Application	2
-------------	---

Application Number:	17/01254/FULM	Application Expiry Date:	2nd October 2017
---------------------	---------------	--------------------------	------------------

Application Type:	Planning FULL Major
-------------------	---------------------

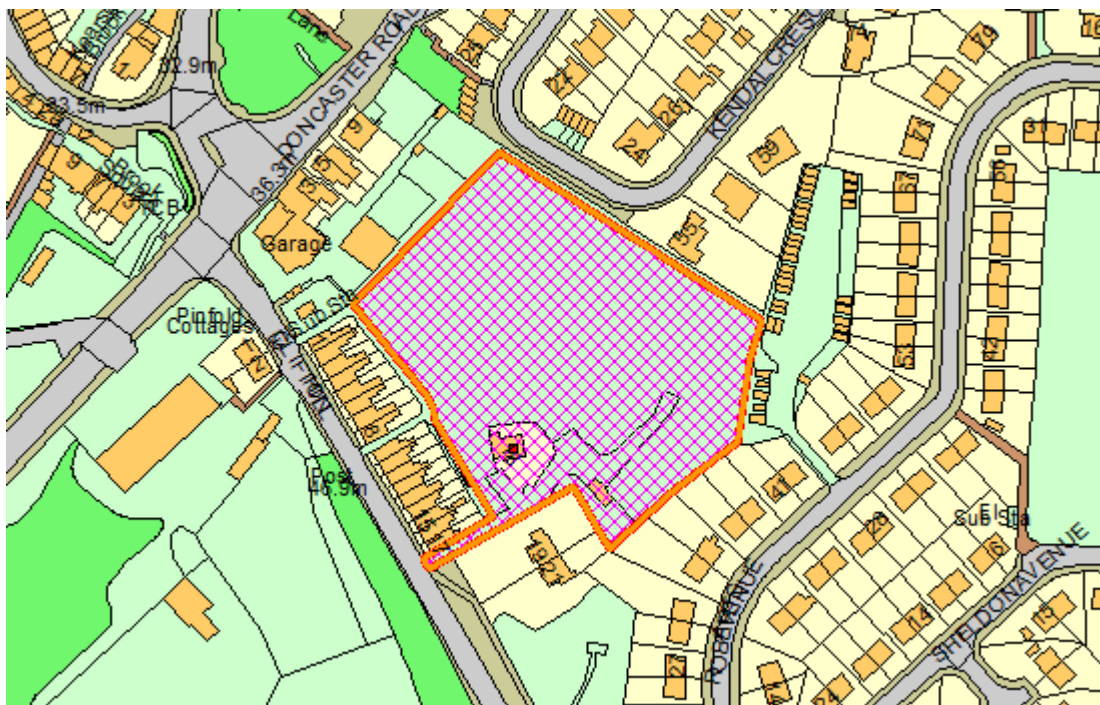
Proposal Description:	Erection of 9 detached dwellings.
At:	Land At Clifton Hill Conisbrough Doncaster DN12 2DA

For:	Mr C Morte
------	------------

Third Party Reps:	74 Letters of objection and 2 petitions containing 30 signatures	Parish:	
		Ward:	Conisbrough

Author of Report	Gareth Stent
------------------	--------------

MAIN RECOMMENDATION:	GRANT
----------------------	-------



1.0 Reason for Report

1.1 The application is presented to planning committee for two reasons: 1) at the request of Councillor Nigel Ball given the concerns in relation to due to the proposed access and service road facilitation; and 2) due to the significant amount of representations received.

2.0 Proposal and Background

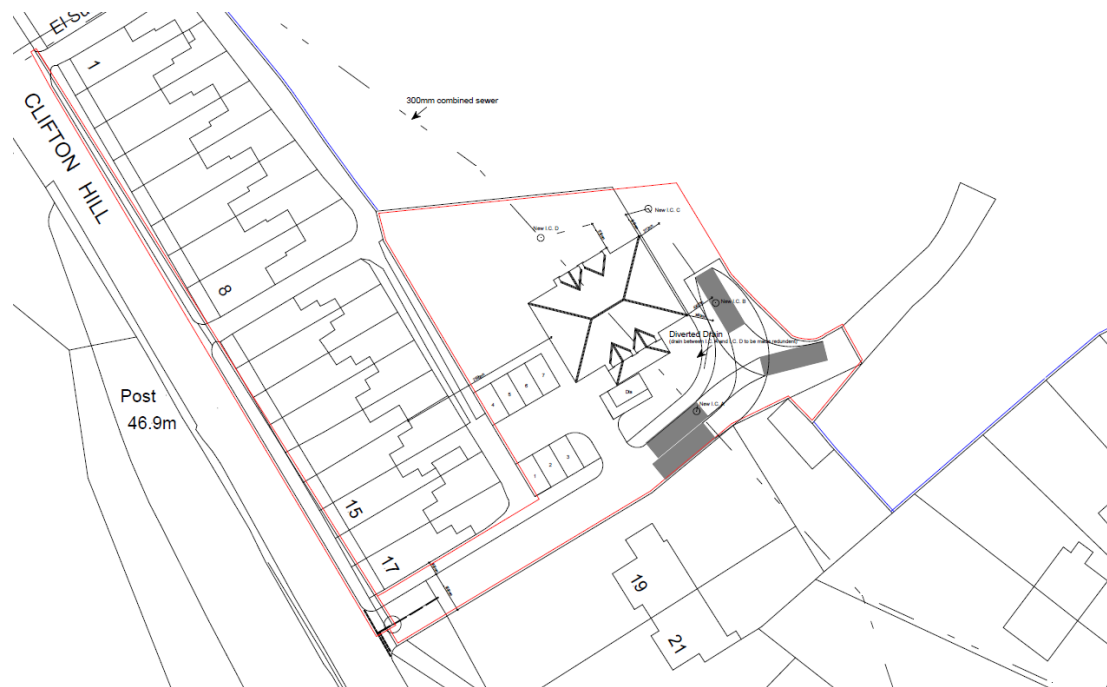
2.1 The application seeks the erection of 9 detached dwellings. The application was originally submitted for a much more intensive 74 dwelling scheme on 1.07 hectares with access from Clifton Hill. This has been significantly reduced in numbers and site area in order to overcome concerns from consultees and residents. The access has also been amended to Kendall Crescent with construction traffic from Clifton Hill.

2.2 The application site relates to land off Clifton Hill, Conisbrough. The site is a large rough grassland sloping greenfield site that slopes from east to west. To the south of the site and facing Clifton Hill are a series of terrace properties. To the west facing Doncaster Road is a garage and residential dwellings who's rear elevations face up the hill and onto this site. To the north is the established estate known as Kendal Crescent. The loop road provides access to the site with the immediate dwellings being No.55 who's side elevation runs along the site boundary.



3.0 Relevant Site History

3.1 11/03399/FUL - Erection of two storey nursing care home providing 4 individual units, shared facilities and separate office and carer accommodation (Class C2) following demolition of existing house (being re-submission of previous application 11/02563/FUL withdrawn 14/11/11). Granted 06.09.2012 subject to conditions. Permission now deemed expired.



3.2 The above was only the south corner of the site adjacent to the terrace properties 9-17 and accessed from Clifton Hill. A discharge of condition request was made, however not all of the pre commencement conditions were applied for. The request only considered conditions 2, 7 and 16, these being:-

Condition 2 – Contamination (partially agreed)

Condition 7 – Foul and Surface Water Drainage

Condition 16 – Materials

Conditions 10, 14 and 17 were also pre commencement and were not applied for.

3.3 Whilst an Initial Notice (15/01530/IN) was submitted for Building Control, no inspections were undertaken, there is no evidence on file of any building works having commenced and the applicants verbally confirmed at a meeting that a start had not occurred (26.6.19). This is important to establish as it would compromise the positioning of plot 5 due to the lack of separation and outlook/overlooking concerns.

3.4 01/3314/P – Outline application for the erection of 4 detached dwellings on 0.37ha of land. Refused due to an inefficient use of the site for 4 dwellings and due to its access from Kendal Crescent.

4.0 Representations

4.1 This application has been advertised in accordance with the Town and Country Planning Development Management Procedure (England) Order 2015 on two separate occasions. The first was the more intensive scheme, then re-consultation took place in late-September and mid-October 2018 to advertise the amended plans for the 9 dwellings now proposed:

4.2 New sites notices were displayed and the application appeared in the press 4th October 2018. 74 representations were received in total and 2 separate petitions against the scheme each containing 24 & 30 signatures (with some repetition of addresses on each).

4.3 Representations were also received from Councillors Nigel Ball, Ian Pearson and Lani Mae Ball.

4.4 The concerns as summarised below:

- Kendal Crescent is an extremely narrow road that already has illegal parking on both sides footpaths and regularly cannot have waste and recycling collections due to the fact that the vehicles cannot get down the road.
- The development will cause more cars, more vehicle movements all of which will have a significant impact on the residents of Kendal Crescent.
- The proposed houses would affect privacy of the dwellings on Clifton Hill through overlooking into back gardens, bathrooms and bedrooms.
- Concern over noise and dirt from the construction which would impact on living conditions.
- The field is currently an abundance of wildlife which would be destroyed if this application is granted and again this would impact the local wildlife and environment.
- Clifton Hill is a very busy and dangerous road. The rear gardens of the dwellings on Clifton Hill acts as a quieter and calmer environment for residents to be able to get away from the road noise. Houses being built on this rear land would severely impact on this so again affecting residents living conditions.
- Concern over the boundary wall that separates the site from the dwellings on Clifton Hill. This is said to be unstable and any disturbance may cause it to collapse and block the access to the rear of resident's properties. Also this wall is part of the original castle dwellings so should be protected.
- Concerned that it should be a new application. A lack of residents were notified on Kendal Crescent.
- Construction traffic would not be able to access the site via Kendal Crescent. At the moment all residents park illegally (kerb park) and even this leads to cars being damaged when the occasional delivery lorry attempts to gain access. This could lead to civil disturbances between contractors and residents.

5.0 Conisbrough Parks Parish Council

5.1 Objection due to traffic concerns on the original scheme.

6.0 Relevant Consultations

6.1 Yorkshire Water – Initially objected to the scheme due to the layout crossing a sewer. Revised plans were submitted and Yorkshire Water removed their objection based on revised site plan C that has a stand off of 3 m from the Sewer.

6.2 Trees – Initially requested a tree survey. This was supplied and the tree officer raised no objections subject to conditions covering tree protection and landscaping.

6.3 Ecology – Initially objected due to the lack of an ecological appraisal and failure to consider ecological enhancement. An ecological survey was later provided along with a badger report. The ecologist was satisfied with the content of the report and suggested conditions covering the need for a Precautionary Method Statement for badgers.

6.4 Environmental Health: No objection subject to conditions.

6.5 Design - Objection. Originally objected to the 73 dwelling scheme due to the intensity, layout, overlooking, functional problems and a poor quality streetscene internally. The amended plans overcome this concern. No objections.

6.6 Pollution Control Air Quality – Air Quality screening provided. No objections subject to a condition requiring Electric Vehicle charging points being provided in each dwelling.

6.7 Highways DM – Initial concerns over the internal layout of the access, manoeuvrability into and within the site, parking levels, visitor parking, the gradient of the access and several other technical matters such as verge widths, hard margin sizes. Concern was also expressed over the 'buildability' of the scheme with such a restrictive access. These concerns have been gradually overcome by the submission of amended plans and a Construction Traffic Management Plan (CTMP).

6.8 Local Plans Team (Public Open Space) No objections and no commuted sum required given its 9 dwellings. However, should this site layout be changed to incorporate more dwellings at any point, or should further housing come forward in the land which is referred to as "land reserved for future development", then this would need to be re-evaluated.

6.9 Drainage: Objection due to lack of detail provided. This is to be conditioned.

6.10 South Yorkshire Police: design consideration suggestions.

6.11 Cadent Gas Network – comments about pipeline on the western boundary of the site.

6.12 Education- No commuted sum required given the scheme is reduced to 9 dwellings.

6.13 Coal Authority – No objections low risk area.

6.14 Highways Transportation: No objection, no assessment required based on the numbers.

6.15 Waste Recycling Manager – Lee Richardson SUEZ, our collection contractor have advised that they don't have that many issues with access due to parked cars in this location.

6.16 Contamination – Information derived from historic maps shows that part of the proposed development site is located on a former garage. In addition, historic maps indicate that the application site is located within 50 metres of a historic landfill. Therefore concern exists that potential contamination may impact the development. Furthermore, as the application is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out. Standard conditions suggested requiring a contamination assessment.

7.0 Relevant Policy and Strategic Context

7.1 The site is allocated as Residential Policy Area as defined by the Doncaster Unitary Development Plan (Proposals Map) 1998. The relevant policies make clear that residential development is acceptable in principle providing it would not adversely affect neighbouring properties or detrimentally affect the character of the surrounding area.

The relevant National and Local policies include:

National Planning Policy Framework (Feb 2019).

The NPPF establishes 12 'Core Planning Principles' to underpin plan-making and decision taking. Relevant sections include:

Principle 2 – Achieving Sustainable Development

Principle 5 – Delivering a sufficient supply of homes.

Principle 8 - Promoting Healthy and safe communities

Principle 12 - Achieving well designed places

Principle 14 - Meeting the challenge of climate change, flooding and coastal change

Principle 15 - Conserving and enhancing the natural environment.

Doncaster Council LDF

The statutory development plan for Doncaster currently comprises the Local Development Framework Core Strategy (adopted May 2012), and the saved Policies of the Doncaster Unitary Development Plan (adopted 1998) (including the Proposals Map). Relevant policies:

Policy CS1 Quality of Life

Policy CS2 'Growth and Regeneration Strategy'

Policy CS4 'Flooding and Drainage'

Policy CS 9 'Travel Choice'.

Policy CS14 'Design and Sustainable Construction'

Policy CS16 'Natural Environment'

Policy CS18 'Air, Water and Agricultural Land'

Doncaster Unitary Development Plan

The key saved policies of the UDP relevant to the current application are considered below:

PH 11 – Residential Development in Residential Policy Areas.
ENV 59 - Protection of Trees

Supplementary Planning Documents

Residential Development Design Guidance and Requirements (July 2015).

The emerging Doncaster Local Plan

This will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020. Consultation on the draft policies and proposed sites took place during September and October of last year and the Local Plan is due to be published in early summer 2019. Given the relatively early stage of preparation of the emerging Local Plan, the document carries very limited weight at this stage.

Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.

Policy 2 sets out the settlement hierarchy for the borough and states that at least 40% of new homes will go to main towns.

Policy 14: Promoting sustainable transport within new developments

Policy 29: Open Space Provision in new development

Policy 43: Good Urban Design

Policy 49: Landscaping of New Developments

Policy 55: Pollution

Policy 57: Drainage

8.0 Planning Issues and Discussion

Main Issues

8.1 The main issues to consider are the principle of developing the site, siting and layout, impact on the character of the area, sustainability, the impact on the adjoining residential dwellings of Kendall Crescent and Clifton Hill, design, ecology, pollution, air quality, impact on the highway network and buildability of the scheme, impact on trees, drainage and consideration if any section 106 contributions are necessary.

Principle

8.2 The proposal is located within a Residential Policy Area as shown on the saved Unitary Development Plan, (UDP) where residential development is supported 'in principle'. The proposal is for a small residential scheme of C3 dwellings and as such is compatible with the local land use in the area. The site is within a highly sustainable location, being close to services, rail connections, schools etc. The principle of developing the site is therefore acceptable subject to layout, design and access as denoted in UDP policy PH 11.

Siting and Layout

8.3 Residential schemes need the right balance of space versus development to incorporate all the necessary parking, turning areas, good levels of amenity space for residents, visitor parking and separation of dwellings. The layout also has to work in terms of serviceability, drainage, street lighting to provide a residential development that is fit for the modern era. This was particularly challenging on this site given the gradients, however was helped by the relatively low density.

8.4 The scheme is accessed from Kendall Crescent and is arranged in a cul-de-sac formation to economically develop the site. The 9 dwellings proposed are a considerable reduction from the 74 dwelling initial proposal which was considered far too intensive. The site area has reduced from 1.07 Ha to 0.64 Ha meaning the density is around 14 per hectare, which is low in comparison with the general area. The area however will benefit from this reduced density given the constraints of the access and the geometry of the site. Less dwellings ultimately means less vehicle movements, a quicker build programme and less overall impact to residents. The 9 units proposed is regarded as a suitable compromise for the site.

8.5 There is also land identified as reserved for future development in the southern corner of the site (edged in blue) adjacent to the residential dwellings on Clifton Hill. This is proposed to be the compound for the development however doesn't form part of the application site. This land previously had permission for a two storey nursing home under 11/03399/FUL however this has since expired. Any future development of this site would be accessed from Clifton Hill. It will be fenced from the Plots 5 and Plot 4.

8.6 Similarly an area of land to the east has been removed from the application site and is an undeveloped area bound to the east by a former garage site. Again access would need to be taken from Clifton Hill if this site is ever developed in the future.



Character

8.7 As described in the introduction of the report all the land with the exception of the commercial use to the western concern is residential in use. The washed over Residential Policy Area designation means residential is the appropriate land use for the area and would accord with the surrounding residential land uses. The land is currently under-utilised presumably because of the constraints, however the proposed scheme has produced a workable scheme. The land is in private ownership, has no public rights of way through it and it not used due to its overgrown nature. Its development will lead to the loss of natural green space in the area, however this is not a reason for withholding permission.

8.8 The building heights are all 2-storey which is again compatible with the area. Its hillside location means it can be viewed from long distances and the design officer has had regard for this in amendments to the house designs. The scheme will of course be viewed against the backdrop of other residential dwellings which sit on higher ground. Finally the development will replace the open space with built form. This will naturally change the lands character however this is considered to have a neutral impact on the area. Below shows the site from No.55 Kendal, showing the sloping nature.



Sustainability

8.9 One of the key messages within the NPPF is sustainable development. This is through social, economic and environmental sustainability. It is recognised that the application site lies within settlement limits of Conisbrough and whilst being a greenfield site, it is very sustainably located with easy access to the facilities in the settlement and close to good public transport links into Doncaster and Rotherham.

8.10 The development will strengthen the residential offer in the settlement, provide some short term construction jobs and enable the settlement centre to retain and attract new services as the housing supply grows. On the negative side the land is relatively inefficiently used and is greenfield, however the site is surrounded on all sides, provides no new encroachment into the Green Belt that surrounds Conisbrough.

Impact on surrounding uses and

8.11 The proposal will develop a current greenfield site and inevitably change what was an open green landscape to that of built development and a residential use. Several residents have indicated concern over the potential for noise and disturbance during construction which is understandable. This is not a reason to refuse permission, however the environmental health team have suggested 2 conditions to help mitigate the nuisance caused through development. The submission of a Construction Method Statement is suggested as a condition and will cover the need to control parking of the builders, plant unloading, material storage wheel washing etc. The construction traffic is intended to be from Clifton Hill with the Kendal Crescent access only being opened once the development is nearing completion.

In addition a Construction Impact Management Plan condition is suggested which requires the developer to indicate 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.

8.12 In terms of the actual living conditions of the potential new homeowners, the site is boarded on three sides by existing residential development and on the fourth side by a commercial premises (vehicle repairs). There is some potential for noise from these commercial premises to impact on the proposed residential properties, particularly the amenity/garden areas. The environmental health officer suggested a condition in requiring a continuous acoustic barrier to be constructed along the boundary of the site with the adjacent commercial premises, at minimum height of 2 metres to help mitigate against any noise.

8.13 Finally in terms of overlooking and outlook, the site is very self-contained with window to window distances, which all exceed the Residential Development Design Guidance and Requirements (July 2015) Supplementary Planning Document standards where they face the dwellings on Clifton Hill. The increased land levels means that the extra distance is welcomed and lessens the sense of overlooking and dominance of the new proposed dwellings. The remaining plots either look onto each other with adequate separation or overlook vacant land as shown on the site plan. Likewise the scheme represents no outlook or dominance concerns where the site adjoins the curtilage of No.55 Kendal Crescent.

Design

8.14 Planning Policy Principle 12 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and contributes positively to making places better for people. Policy CS 14 of the Doncaster Council Core Strategy sets out the local policy in relation to design and sustainable construction.

8.15 The design officer initially raised objections to the original scheme, citing issues of over development, resulting in a poor layout, overlooking, functional problems and a poor quality street-scene internally. The design officer considers the dramatically reduced scheme to be an improvement from an urban design / character perspective.

8.16 The fact that the site is visible from various viewpoints around Conisbrough and across the valley side, the issues of trees and landscaping are important. The original plans did not clarify what is proposed in terms of retention of existing edge plantings and proposed new landscaping. This was later confirmed by the tree survey which showed minimal retention and as such a new detailed planting scheme is necessary. Also given the wider visibility issues, the materials for the properties and their roofs are also important. Officers suggest red brick or a light sandstone / grey buff brick should be used for facing materials and predominantly grey roofs with possibly one or two terracotta. This is to be controlled by condition.

8.17 In terms of the design of the dwellings types A and C had quite steep roof pitches resulting in dominant and tall roofs. These were later lowered to be more akin to house type B. Also side windows were added to house type C i.e. Plot 9 to give this a dual aspect and improve the appearance of the side elevation onto Kendal Crescent. The design of the dwellings is therefore considered in accordance with NPPF Policy 12 and Policy CS 14 of the Core Strategy.

Ecology

8.18 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment, in regards to: valued landscapes, ecosystem services, biodiversity, pollution, and contaminated and unstable land. This is reiterated in Core Strategy Policy CS16: Valuing our Natural Environment, which seeks to ensure that Doncaster's natural environment will be protected and enhanced.

8.19 The land within the development boundary is predominantly a north west facing grassland slope with a mix of immature trees and overgrown shrubs on the boundaries. The semi improved grassland may have historically been used for informal grazing or hay cropping for some time. There are also areas of tall ruderal, disturbed bare ground remnant walls and small buildings plus a large metal clad building. The area to the south east boundary is very overgrown and inaccessible.

8.20 The ecological officer initially objected due to the lack of an ecological appraisal. This was later provided by the submission of the Estrada Ecology, Preliminary Ecological Appraisal (PEA) of 32/03/2017. The PEA does confirm the potential for protected species to be occupying the site. As recommended in the conclusion of the PEA at Section 6 a phase 2 badger survey was carried out to ascertain if badgers are using the site, if so, to what extent and would proposed activities need to be licenced or require avoidance/ mitigation measures to ensure no offences under the Wildlife and Countryside Act 1981 as amended are committed.

8.21 The badger survey report by Estrada Ecology was submitted which ruled out the presence of Badgers using the site. The survey recommended various precautions once development commences which is covered in a precautionary method statement condition.

Ground Conditions/Air Quality

8.22 Paragraph 179 of the NPPF states: 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.' Paragraph 180 of the NPPF confirms that decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. This is reflected in Core Strategy Policy CS18: Air, Water and Agricultural Land, seeks to ensure that Doncaster's air, water and land resources will be conserved, protected and enhanced, both in terms of quantity and quality.

8.23 Information derived from historic maps shows that part of the proposed development site is located on a former garage. In addition, historic maps indicate that the application is located within 50 metres of a historic landfill. Therefore concern exists that potential contamination may impact the development. Furthermore, as the application is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out. This is to be controlled by suitably worded planning conditions.

8.24 In terms of air quality the pollution team requested Air Quality screening to be carried out. This was undertaken by the applicant, the results of which were assessed by the Pollution Control officer. Whilst the assessment shows that the site is in an Air Quality Management Area (AQMA), the Pollution Control officer states that as the site is located 45m from Doncaster Road they accept the proposed mitigation in the form of charging points in every garage - which is included as a planning condition.

Highways Parking

8.25 With regard to highway safety and parking, this should be considered against policy CS 14 of the Doncaster Unitary Development Plan which states that new development should ensure quality, stability, safety and security of private property, public areas and the highway, permeability and legibility.

8.26 There has been significant representation from local residents about the narrowness of Kendal Crescent and that it would be impossible to access the site from Kendall Crescent to implement the build as HGV's would not be able to negotiate the tight roads that are further constrained by on street parking. Comments have been made about the lack of off street parking and the further intensification of the use of the road as a result of this proposal.

8.27 The proposed site plan shows a good level of parking within the site, with 2 visitor spaces on the main carriage way and many of the dwellings have more than the required 2 car parking spaces per dwelling due to the length of the driveways. Therefore it is not envisaged that parking from the development would spill out onto Kendal Crescent. The development will inevitably cause more trips as a result of the 9 households however the Highway Officer were content that the existing junctions were capable of accommodating the additional flows.

8.28 The Highway Officer raised several concerns with the initial layout. This related to matters such as the extent of the footways, hard margins, in sufficient turning areas, length of private drives, carriageway widths, lack of parking for residents and visitors. Other concerns included the gradient of the driveways which were sub-standard and too steep. This has all been addressed by the submission of amended plans.

8.29 In terms of the access, in an attempt to address resident's concerns it was proposed to have all construction traffic entering from Clifton Hill. The applicants have demonstrated that large vehicles can access the site via Clifton Hill and a Construction Management Plan shows a compound, parking and welfare cabin in land outside the application site but within the applicant's ownership. This prevents the need for any construction traffic entering the site via Kendal Crescent and will therefore contain the nuisance factor to the Clifton hill end of the site. Below shows the Kendall Crescent looped access.



Trees

8.30 Core Strategy Policy CS 16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: ensuring that designs are of high quality, include hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows. Policy ENV 59 of the Doncaster Unitary Development Plan seeks to protect existing trees, hedgerows and natural landscape features.

8.31 The original submission contained no tree survey, which was accordingly requested by the Tree Officer. This was undertaken by Weddle Landscape Design and showed main groupings on the southern western and northern boundaries. The information also contained a tree protection and constraints plan. The Tree Officer stated that the assessment was basic, but gives a fair assessment of what is on site.

8.32 The survey doesn't identify any existing trees or hedges that merit retention within the development and as a result there isn't considered a need to alter the existing proposal from an arboricultural perspective. As a result the tree protection plan (KCC 03) that shows what is going to be removed, retained and how the retained trees will be protected is acceptable.

8.33 The main consideration will be to agree a good soft landscaping plan via condition. This is because the site is visible from a number of view points in the wider area and the soft landscaping scheme will be key in helping to soften its appearances in the landscape. Officers are now satisfied that the above matters can be suitably controlled by a tree protection condition and the need for a full detailed landscape plan.

Drainage

8.34 The proposal didn't not contain any drainage information which is required for major applications, however given the proposal is now only 9 dwellings it falls under the major threshold. As such matters such as drainage can be suitably controlled by condition. It is envisaged the mains drainage will be via the public sewer and surface water to soakaway if ground conditions permit.

Viability and contributions

8.35 The initial scheme hit all the triggers for affordable housing, education and POS contributions. The dramatically reduced 9 dwelling scheme now sits under the threshold for all contributions.

9.0 Summary and Conclusion

9.1 The application sees the development of a sustainable greenfield site in the heart of an existing residential area. The site due to its gradient and restricted access will add to the existing vehicle flows using Kendall Crescent, however the applicants have successfully shown that the build can be accessed from Clifton Hill. The build will cause some localised nuisance during the build however this is not a reason to withhold permission. The applicant through the submission of the necessary reports requested from consultees has proven no harm exists to trees, ecology and potential concerns around air quality have been mitigated through proposed conditions. The proposal is deemed acceptable on account of its layout, parking, design and impact on surrounding residents.

Having balanced all of the material planning considerations, the application is compliant with the development plan and the NPPF and there are no material considerations which indicate that the application should be refused, therefore the recommendation is to grant the application subject to suitably worded conditions.

10.0 Recommendation

10.1 Planning permission be granted subject to the following conditions:

01. STAT1 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. U0064797 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Visibility Splay drawing 05 date 7.6.18

House Type A . Drawing 01 Rev A
House Type B . Drawing 01
House Type C . Drawing 01 Rev C

Site section A Drawing 02 Rev C
Site section B Drawing 03 Rev B
Site section C Drawing 04 Rev A

Location plan 1:1250 and Block plan 1:500 Drawing 06 Rev A - dated 7/19/18

Site Plan Drawing 01 - Rev J

Badger report recommendations report dated 5.3.19 MAX.18.1.2019.

Construction Management Plan Revision B 10.7.19 version 3.

REASON

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

03. CON1 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 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 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.

04. CON2

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.

05. CON3 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.

06. U0054114 Prior to commencement of the development hereby approved, a scheme for a continuous acoustic barrier constructed along the boundary of the site with the adjacent commercial premises, of minimum height of 2 metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed before first residential occupation. The barrier shall be retained throughout the life of the development.

REASON

To protect the local amenity of nearby residents in accordance with Core Strategy policy CS 14.

07. U0067484 The erection of fencing for the protection of any retained tree (T2 and T3 as shown on plan KCC 03) shall be undertaken in accordance with the approved plans and particulars (reference - TREE SURVEY KCC 01, Tree Constraints Plan KCC 02 and Tree Protection Plan KCC 03) before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. 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 LPA.

REASON

To ensure that all retained trees are protected from damage during construction.

08. U0067485 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the LPA Unless otherwise approved in writing by the LPA the landscape scheme shall include: a planting plan and schedule including hedging and tree planting to include small, medium and large species; hard landscape; a landscape establishment specification; detail on how the trees will be supported (i.e. staking/guying and its configurations) and a maintenance specification for a minimum of five years following practical completion of the landscape works following the guidance in BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS 3936-1: 1992 Nursery stock — Part 1: Specification for trees and shrubs. Development shall be carried out in accordance with the approved scheme.

REASON

In the interests of environmental quality

For the landscaping it suggested the landscape architect for the project refer to Doncaster Council Development Guidance and Requirements: Supplementary Planning Document (July 2015) section 8.0 Landscape, Trees and Hedgerows for further guidance.

09. MAT1A

No development of a building shall take place until details of all external facing materials have been submitted to and approved in writing by the LPA. The relevant works 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.

10. DA01

The development 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 LPA. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the LPA 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.

11. U0071274

No development shall take place without the following precautionary measures being carried out in full.

- a) A pre-commencement toolbox talk to be delivered to the contractors in order to explain the presence of bats, their legal protection, roles and responsibilities.
- b) A named and suitably qualified on-call ecologist shall be available to address any ecological and wildlife protection concerns.

- c) During construction works if any new badger setts are identified on or within 30m of the site all works should cease and the named ecologist be consulted.
- d) Prior to construction works Heras fencing should be erected around the construction zone and maintained throughout the construction phase, to deter any badgers from entering the site.
- e) Any excavations on site and piping over 200mm should be fenced off or covered overnight to prevent entrapment of badgers.
- f) Holes that cannot be covered must be provided with a means of escape for any badgers that may fall into the excavations such as a wooden ramp of suitable dimensions and strength as a means of escape.
- g) Prior to the commencement of works each day, holes and excavations shall be checked by a designated site worker to ensure no badgers have become trapped overnight. The Heras fencing should also be checked for any damage any found shall be made good.
- h) If a badger is found or there is evidence that a badger has dug a temporary cover then works shall cease and the on-call ecologist contacted.
- i) No piles of cut vegetation and brash shall be removed and disposed of to prevent temporary use as cover by badgers. Excavated material should be disposed of where possible to prevent badgers from excavating temporary cover.
- j) Working should be restricted to daylight hours only. Should any artificial lighting be required then it should only illuminate the intended subject/area and no overspill should be allowed.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

12. EV charging

Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the LPA. The installation shall comply with current guidance/advice. No dwellings within the development shall be occupied until the approved connections for the electric vehicle charging provision have been installed in accordance with the approved details and are operational. The connections for electric vehicle charging provision shall be retained and operationally maintained for the lifetime of the development.

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.

13. High 1 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 LPA.
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.
14. High 11 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 previously approved in writing by the local planning authority.
REASON
To avoid damage to the verge.
15. Before the development is brought into use, visibility splays shown to the nearside kerb on plan reference 1734 number 05 dated 07/06/2018 shall be rendered effective by removing or reducing the height of anything which is visible at any height greater than 900mm above the level of the nearside channel of the public highway. The visibility thus provided shall thereafter be maintained as such.
Reason: In the interests of road safety.
REASON
In the interests of highway safety.
- 01 INFORMATIVE
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 new access 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.**
- 02 INFORMATIVE
Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. **The applicant should make contact with Paul Evans – Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.**

03

INFORMATIVE

Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with **Fiona Horgan – Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk** as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

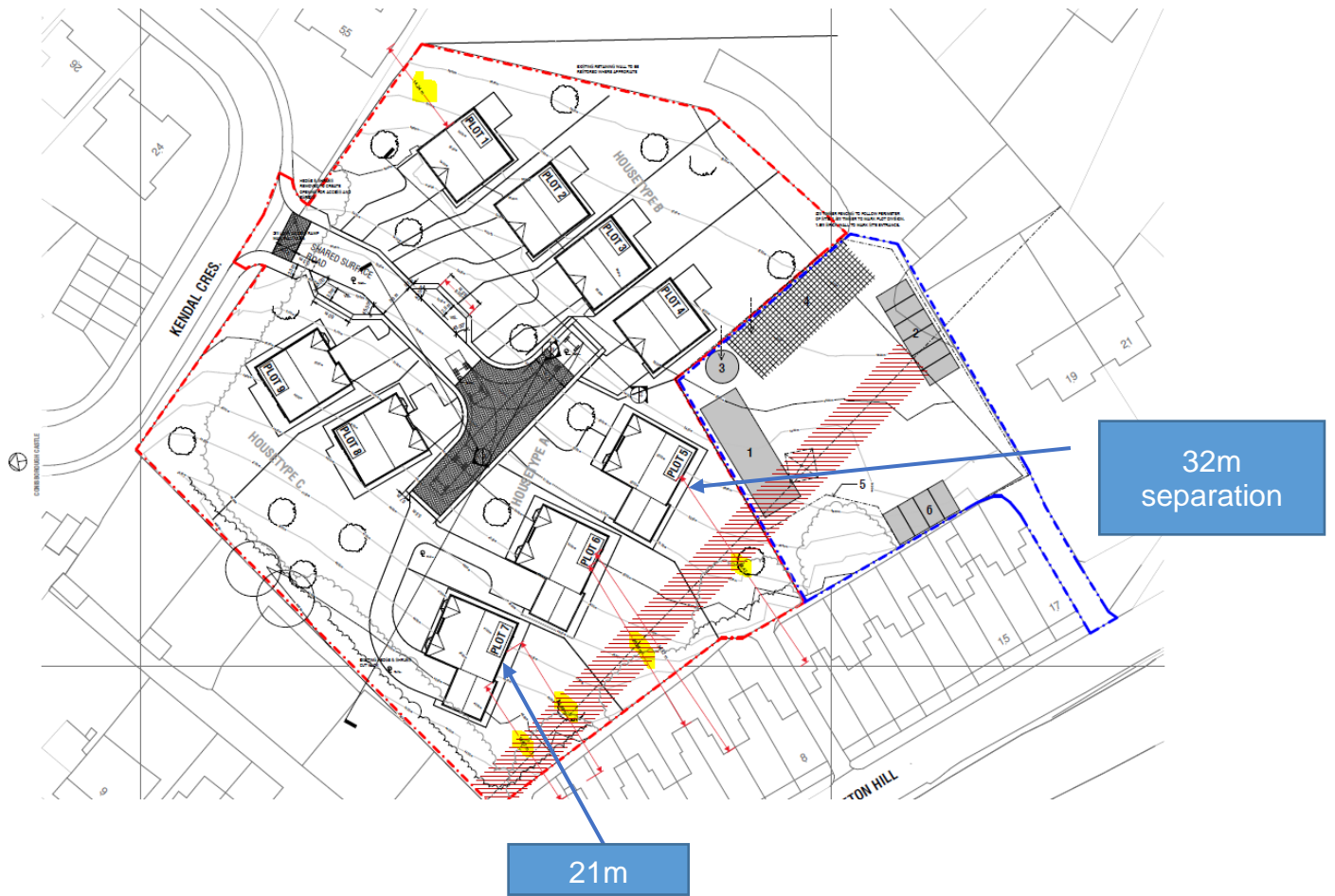
04

INFORMATIVE

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

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1 – Separation layout.



Appendix 2 –

House type A

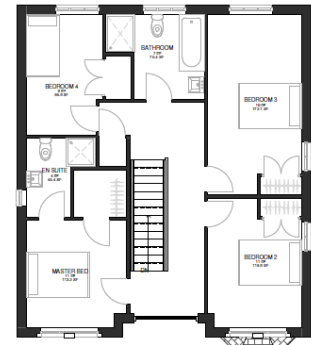
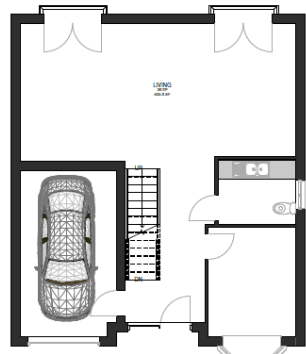
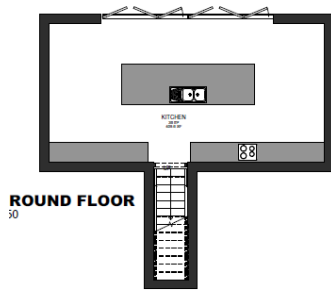
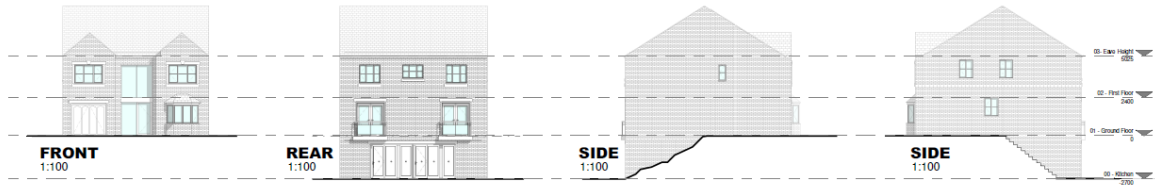


House Type B



House Type C

No.	Date	Drawn	Checked
01	17/03/18	JM	MB



Room Schedule		
Name	Level	Area
LIVING	01 - Ground Floor	38 m ²
BEDROOM 4	02 - First Floor	9 m ²
BEDROOM 3	02 - First Floor	16 m ²
BEDROOM 2	02 - First Floor	11 m ²
MASTER BED	02 - First Floor	11 m ²
EN SUITE	02 - First Floor	4 m ²
BATHROOM	02 - First Floor	7 m ²
KITCHEN	01 - Ground Floor	38 m ²

Area Schedule (GIA)		
Level	Area	
01 - First Floor	84 m ²	
02 - Ground Floor	84 m ²	
03 - Kitchen	38 m ²	

MaxDesign
 Architecture | Planning | Consultancy

The White House, 279 Bawtry Road, Doncaster DN4 7PD
 t: 0114 276 0000 e: info@maxdesign.co.uk w: www.maxdesign.co.uk

status: **PLANNING**

client: **C.Morte**

project: **Clifton**

title: **Housetype C Proposal**

scale: **As Indicated** date: **03/05/18**

project no: **1734** | drawing number: **ZY 01** | rev: **C**

Appendix 3 – site compound



Appendix 4 – Original submitted scheme

