

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 30th July 2019

Application | 1

Application Number:	19/01465/3FULM	Application Expiry Date:	19 th September 2019
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Application Type:	Major
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Proposal Description:	Erection of a Special Educational Needs School and associated works.
At:	Land to the north of Hungerhill Lane, Edenthorpe

For:	DMBC
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Third Party Reps:	0	Parish:	Edenthorpe Parish Council
		Ward:	Edenthorpe And Kirk Sandall

Author of Report	Mel Roberts
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for report

1.1 This application is before planning committee because the Council is the applicant and it is a departure to the allocation in the Development Plan.

2.0 Proposal and background

2.1 The proposal is for a Special Educational Needs (SEN) school that will include facilities for 100 pupils ranging from 5-19 years of age. The school will employ up to 50 staff. Supporting facilities include a sports pitch, Multi Use Games Area (MUGA) and specialist teaching facilities. The building will include user specific provision such as sensory rooms, soft play and calm rooms. The oldest students will have use of a common room (see figures 1 to 5).

2.2 The proposed SEN school will offer specialist-teaching provision for children and young people with complex needs. The target group will primarily be those with high functioning autism spectrum disorder and Asperger's with related social, emotional and mental health needs. The proposed school expands Doncaster's range of high quality SEN provision for vulnerable children across Key Stages 1 to 5 (aged 5-19). The provision will be part of Doncaster's local offer and will be a first of its kind in the UK.

2.3 Access to the site is to be via a spur from Doncaster Road roundabout. Doncaster Council is building the access road (and associated swales) under permitted development rights and does not form part of this application. Footways alongside the main spine road and spur road will connect with the existing pedestrian infrastructure on Doncaster Road. The proposal includes 50 car parking spaces for staff and visitors along with 5 cycle parking spaces.

2.4 The site is generally flat grassland formerly used for the grazing of horses. Hungerhill Lane runs to the south of the site with Doncaster Road to the west. Carr Drain has been diverted around the site under works carried out by the Council. To the south east of the site is Hungerhill School. Immediately to the north is open grassland and residential development beyond this. Directly opposite the site to the west is the Kirk Sandall Industrial Estate. To the south is open grassland.

3.0 Relevant Planning History

3.1 There is no relevant planning history for the application site, but outline permission for residential development of up to 542 dwellings on land to the south of Hungerhill Lane was granted on 29th May 2019 under reference 18/02592/3OUTM.

4.0 Representations

4.1 Prior to the submission of this application, there was a public consultation event at Edenthorpe Community Centre on 26th September 2018. The feedback received was mostly positive with the majority of the local community supporting the proposed development. The concerns raised were mainly associated with parents dropping off children at the proposed school and noise from the school that might affect local residents.

4.2 The application has been advertised both in the press and by site notices posted close to the site and no representations have been made.

5.0 Parish Council

5.1 Edenthorpe Parish Council has been consulted and has made no comments about the proposal.

6.0 Consultations

6.1 Transportation has responded and has raised no objections.

6.2 Highways has responded and has raised no objections.

6.3 The Urban Design Officer is of the opinion that this is a well-designed proposal, which will set a positive future precedent for the development of the wider site and therefore raises no objections subject to conditions.

6.4 The Environment Agency is considering the findings of the Flood Risk Assessment and is due to provide their comments before the committee meeting.

6.5 The Ecology Officer has raised no objections subject to conditions.

6.6 South Yorkshire Archaeology Service has raised no objections subject to a condition requiring further archaeological investigation including trial trenching in accordance with the submitted Written Scheme of Investigation.

6.7 The Air Quality Officer has raised no objections subject to a condition requiring an air quality mitigation plan.

6.8 Pollution Control has responded and has raised no objections. The applicant has submitted a Ground Investigation Report and this shows no elevated concentrations of contaminants. Pollution Control has asked for a condition to be attached to ensure that any imported soils are suitable for use and not contaminated.

6.9 Environmental Health (Noise) have made no comments. The applicant has submitted a Noise Report and this shows that the building can operate without any detriment from noise.

6.10 Public Health has responded and has raised no objections.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework (Feb 2019)

7.1 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

7.3 Paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

7.4 It states at paragraph 120 that where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan then applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

Core Strategy

7.5 Policy CS2 states that the Main Urban Area (including Edenthorpe) will be the focus for growth and regeneration.

7.6 Policy CS4 requires all development to address the issues of flooding and drainage where appropriate. Development should be in areas of lowest flood risk and drainage should make use of SuDS (sustainable drainage) design.

7.7 Policy CS5 states that major employment sites will be retained for employment uses, which may include some small scale supporting uses.

7.8 Policy CS9 states that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.

7.9 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions,

responds positively to existing site features and integrates well with its immediate and surrounding local area.

7.10 Policy CS15 states that proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.

7.11 Policy CS16 states that nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals will be supported which enhance the borough's landscape and trees by including measures to mitigate any negative impacts on the landscape, include appropriate hard and soft landscaping, retain and protect appropriate trees and hedgerows and incorporate new tree and hedgerow planting.

7.12 Policy CS18 states that proposals will be supported which reduce air pollution and promote more sustainable transport options and where relevant incorporate low emission technologies and cleaner transport fuels. Where any risks to ground conditions arising from contamination or previous land uses are identified, proposals will need to incorporate measures to prevent, control and reduce air and water pollution.

Unitary Development Plan

7.13 Saved policy EMP2 (18a) identifies the site as employment land, where permission will normally be granted for B1 uses only (offices and light industrial).

Local Plan

7.14 The emerging Doncaster Local Plan will replace the Doncaster UDP and Core Strategy once adopted. Several background documents inform the Local Plan preparation including the Housing and Economic Land Availability Assessment (HELAA) and the Employment Land Availability Report (ELA). Consultation on the draft policies and proposed sites took place during September and October of last year and publication of the Local Plan is due in September 2019. The Council is aiming to adopt the Local Plan by summer 2020. Given the relatively early stage of preparation of the emerging Local Plan, the document carries very limited weight at this stage.

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

7.16 Policy 2 sets out the settlement hierarchy for the borough and states that the Main Urban Area is the focus for development.

7.17 Policy 14 seeks to promote sustainable transport within new developments.

7.18 Policy 17 seeks to consider the needs of cyclists within new developments.

7.19 Policy 18 seeks to consider the needs of pedestrians within new developments.

7.20 Policy 31 deals with the need to value biodiversity.

7.21 Policy 40 deals with the need to take into account archaeological assets.

7.22 Policy 43 deals with the need for good urban design.

7.23 Policy 55 requires the need to take into account air and noise pollution.

7.24 Policy 57 requires the need for satisfactory drainage including the use of SuDS.

7.25 Policy 58 deals with the need to consider flooding.

7.26 Policy 59 deals with low carbon and renewable energy within new developments.

Edenthorpe Neighbourhood Plan

7.27 Edenthorpe Parish Council has produced a draft Neighbourhood Plan (NP). Public consultation on the NP took place between 20th February and 3rd April 2019. This stage of consultation was the pre-submission consultation (regulation 14) and it is therefore an emerging plan. Limited weight is attached to the NP at this stage, as it has not been submitted to the local planning authority, has not been subject to independent examination and has not been to a referendum. In line with the guidance set out in paragraph 48 of the NPPF, it is unknown if there are unresolved objections, as the regulation 14 consultation was the first formal consultation on the NP.

7.28 Policy 1 states that all developments will be designed having regard to the policies and supporting evidence in this NP and will be located to ensure that the development does not:

- a) significantly negatively affect the privacy of nearby residents;
- b) significantly harm or alter the character and appearance of the area in which it is located;
- c) significantly harm or alter the character and appearance of the surrounding countryside to the east of Edenthorpe and;
- d) social, built, historic cultural and natural assets of the parish.

7.29 Policy 6 deals with general development principles including the need for high quality design, the need to retain established trees, inclusion of open space, adequate parking and highway safety and reduction in CO2 emissions.

7.30 Policy 12 states that all developments should demonstrate, where appropriate, that they have had regard to the following:

- a) are located where travel can be minimised and the use of sustainable transport nodes maximised;

- b) minimise additional travel demand using measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c) should provide well designed, safe and convenient access to all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, where opportunities exist, linking to existing routes and;
- d) ensure allowance is made for low and ultra-low emission vehicle recharging infrastructure.

Supplementary Planning Documents

7.31 Several Supplementary Planning Documents (SPDs) are material considerations in the determination of planning applications.

Development Guidance and Requirements SPD (July 2015)

7.32 The SPD sets out the guidance to help implement policies in the Development Plan. This includes design in the urban and rural environment, the historic environment, transport and accessibility, strategic green infrastructure, biodiversity, geodiversity and ecological networks, open space standards and requirements, landscape, trees and hedgerows.

Development and Flood Risk SPD (October 2010)

7.33 The Development and Flood Risk SPD sets out the Council's approach to managing flood risk and sets out the requirements for a sequential assessment.

8.0 Planning issues and discussion

8.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for consideration of this application is the development plan. All decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.

Principle of the development

8.2 The Doncaster UDP allocates the site for employment use, identified as 18a on the proposals map. Policy EMP2 of the UDP states that permission will normally be granted for B1 uses (offices and light industrial). Policy CS5 of the Core Strategy states that major employment sites will be retained for employment uses.

8.3 Doncaster UDP has allocated the site for employment use for over 20 years, since its adoption in 1998. The site has been available for sale previously for employment development. The Council undertook an open tender exercise in 2001 and a developer entered into an agreement with the Council to develop the site for B1 and B8 uses. This development never took place however and there was no new agreement. Given the length of time of the site's allocation for employment use, there is no reasonable prospect of employment uses on this site. The chances of an employment use coming forward on this site is even less likely now that most of the

employment land (to the south of Hungerhill Lane) has been approved for residential development (under planning reference 18/02592/3OUTM) and the other remaining employment allocation to the north is intended to be developed as a primary school.

8.4 The NPPF states that where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan then applications for alternative uses on the land should be supported where the proposed use would contribute to meeting an unmet need for development in the area. This application is considered on its own merits, having regard to the need for a new SEN School to support sustainable local communities. Whilst there is employment development to the west of the site (across Doncaster Road), the predominant land use in the area is residential (particularly given the recent approval for housing on land to the south) and educational, given the nearby Hungerhill School to the south east and possible primary school on land adjacent to the north. It is therefore considered that a SEN school would be an appropriate use in this location.

8.5 Overall, it is considered that the proposed development will deliver a new school, which will make a valuable contribution to provision of school places available to children with high functioning autism in the local area. The development of the proposal will help to deliver wider social benefits on an underutilised site located within the main urban area of Doncaster. The principle of development of this use on this site is acceptable.

Transportation

8.6 The applicant has submitted a Transport Assessment. This shows that there are no road safety issues relevant to the development of the site. The proposals should not have a detrimental road safety impact on the local transport network and should not adversely affect the safety of pedestrian and cyclists.

8.7 The majority of pupils will travel to the school by bus/minibus. The projections indicate that 82.9% of pupils will travel by bus/minibus, with 15.9% expected to travel by car and 1.3% on foot. This equates to 16 pupils travelling by car, resulting in 32 two-way car trips during the school AM and PM peak periods. The majority of all staff journeys (67.1%) are expected to be made by vehicle trip generating modes, with the remainder (32.9%) made by sustainable modes of travel. The proposal should generate 34 two-way staff vehicle trips during each of the respective AM and PM peak periods. Sixty-six two-way car trips associated with both pupil and staff travel are forecast during the respective AM and PM peak periods. These trips are spread across an extended AM peak period of 07:30-09:00 and an extended PM peak period of 15:00-18:00 given that pupil and staff arrival and departure profiles are likely to be distinctly separate. The proposals are therefore not expected to generate significantly in excess of 30 two-way peak hour trips during the typical network peak periods of 08:00-09:00 and 17:00-18:00. The proposals are also expected to generate a small number of bus/minibus movements associated with pupil travel during the AM and PM peak periods.

8.8 The pedestrian infrastructure within the vicinity of the site is well developed, with footways on both sides of Doncaster Road. Hungerhill Lane runs to the south of the site and provides a pedestrian and cycle link between Doncaster Road and Thorne Road. The site is within a 2km walking distance of Edenthorpe and Kirk Sandall and within a 5km cycling distance of Barnby Dun, Dunsville, Armthorpe and Wheatley Hills. There are several cycling facilities within the vicinity of the site, including a shared-use foot/cycleway on Thorne Road to the northeast of Hungerhill Lane. There will be provision for cycle parking for students and staff.

8.9 The nearest bus stops to the site are located on Doncaster Road within a 200m walk, with an hourly bus service to Moorends and Doncaster town centre. The nearest rail station is Kirk Sandall, within a 1.4km walk of the site.

8.10 A school Travel Plan is submitted with the application. The Travel Plan sets out a number of measures to encourage accessibility via a variety of transport modes. The Travel Plan acknowledges that the pupils may have physical disabilities, multi-sensory impairments and complex medical problems and so it is unlikely that a large proportion of pupils will walk/cycle to the school. However, there is some potential for travel to and from the proposed school by sustainable modes, particularly amongst staff. The developer will appoint a Travel Plan Coordinator prior to the occupation of the school. Measures to promote walking will include publicity materials regarding the health and financial benefits of walking to be available to parents/pupils and staff as part of the Welcome Pack. Measures to encourage cycling include adequate provision of secure cycle parking and provision of cycle maps. Measures to promote use of public transport include provision of public transport information including taxi firms. Measures to promote car sharing include promotion of the use of on-line car share databases and promoting the benefits of car sharing, both environmental and financial. The application is therefore in accordance with policy CS9 of the Core Strategy.

Air quality

8.11 The applicant has submitted an Air Quality Assessment. The assessment follows standard methodology and uses information from recognised sources; it also considers the impact on the proposal with respect to the extant planning permission for the nearby Waste from Energy facility. Whilst the likely impacts of dust soiling and PM10 (particulate matter) are negligible during construction, mitigation measures are proposed. These measures include recording of all dust and air quality complaints, identify causes and respond appropriately to reduce the emissions and record the measures taken. With this and other mitigation measures in place, the effects from the construction phase are likely to be low to negligible. In terms of introducing new exposure, predicted Nitrogen Dioxide and PM10 concentrations across the proposed development are below the relevant air quality objectives. Following adoption of the recommended mitigation measures during the construction and following submission of an Air Quality Management Plan secured by condition, the development is compliant with policy CS18 of the Core Strategy.

Flooding

8.12 The applicant has submitted a Flood Risk Assessment. Based on the Environment Agency Flood Zone maps, the entire application site is located within Flood Zone 3a that is benefitting from flood defences. The average ground level is around 7.0m AOD.

8.13 The report sets out that data provided by the Environment Agency and presented within the Doncaster Strategic Flood Risk Assessment interactive mapping tool shows that historical flooding associated with the River Don does not affect the site. Although the site is located within Flood Zone 3, due to the protection offered by flood defences along the River Don, the risk posed to the site is significantly less than shown on the EA flood zone maps, which do not take into account the flood defences. The report states that land to the west of the River Don is undeveloped agricultural land (acting as functional floodplain) where levels approximate 5 to 6m AOD. A severe flood event will therefore affect these undeveloped parcels of land first, lessening the risk posed to the site by a flood breach. The report concludes that the site is at low risk from flooding from the River Don. However, in the unlikely event of a breach of the flood defence, mitigation measures will protect the site from flooding. The ground floor level of the building will be 600mm higher than the surrounding land at 7.6m AOD as a precaution against fluvial flooding. Other flood resilient measures will be used in the construction of the building include electrics wired from the ceiling down with sockets 600mm above ground floor levels and using concrete rather than timber floors. There will be an evacuation plan for the development; Environment Agency Flood Warnings do operate in the area and will provide ample warning of rising river levels.

8.14 If infiltration is not a viable option, a tank (located to the north of the building) will provide surface water attenuation prior to discharge (at pre-development Greenfield runoff rates) to the Dodge Dyke/Carr Drain watercourse that passes around the site. The implementation of attenuation within the proposed drainage network is anticipated to contribute to a reduced risk of flooding on and off site. Foul water drainage will connect to the existing sewerage pipes that run along Doncaster Road.

8.15 An educational use is classified as 'more vulnerable' within the NPPF, and is therefore required to pass the Exception and Sequential Tests set out in paragraphs 158 to 161 of the NPPF.

8.16 In terms of the Exceptions Test, the proposed development will provide wider benefits to the community including social, economic and environmental improvements that outweigh flood risk as set out in the report. The Flood Risk Assessment shows that the development will be safe for its lifetime without increasing flood risk elsewhere and therefore passes the Exceptions Test.

8.17 In terms of the Sequential Test, the proposed development is for a SEN school and it is appropriate to limit the scope of the sequential test to the Main Urban Area of Doncaster. The school has specific locational requirements in that it needs to be in

close proximity to an existing school and in an accessible location; it also needs to be on land owned by the local authority or government. The Council has chosen this site due to its sustainable location and close proximity to the existing Hungerhill School and proposed primary school. Other sites are not suitable because they are too far from an existing school, or are the wrong size. The report therefore demonstrates that there are no sequentially preferable sites at a lower risk of flooding. The proposal therefore accords with policy CS4 of the Core Strategy.

Design and landscaping

8.18 The applicant has submitted a Design and Access Statement. The building is two storeys and includes a double height atrium and hall at the centre of the building footprint. The peak of the hipped roof centres above the entrance and directly in front of the hall within the atrium giving this space extra prominence and adding to the sense of arrival. Externally the extra height gives the school greater presence. The surrounding residential and retail units are generally two storey in height. The scale of the proposed school is appropriate for the area.

8.19 The building maximises the use of natural light within occupied spaces whilst mitigating the risk of overheating in summertime. Tall windows will promote daylight penetration into the deeper parts of north-facing rooms, whilst roof lights into the central breakout space will provide access to diffuse light. Photovoltaic cells around the perimeter of the roof will ensure that the proposal achieves a 10% reduction in carbon.

8.20 The view of the school will be softened by using groups of feathered trees set in clumps of long grass. Ornamental planting will soften building lines and provide a welcoming approach to the site and building entrances. This will be focussed around the new pedestrian entrance, new parking areas and external spaces such as seating areas and social spaces associated with the new school. A suitable mix of low-level ornamental shrubs, formal hedges and extra heavy standard trees will be used. Hard landscaping in the form of flag/block paving will highlight key areas such as the main entrance and the class breakout spaces. The application therefore accords with policy CS14 of the Core Strategy.

Ecology

8.21 The applicant has submitted a preliminary ecological appraisal and a number of subsequent specific surveys including amphibians (including great crested newts), bats, reptiles and water voles.

8.22 The water vole assessment found no evidence of water vole activity during the survey. As a result, the species is considered to be absent from the proposed development area.

8.23 The reptile assessment confirms that a common lizard population of unknown size is present within the survey area. As a result, suitable protections and enhancement measures need to be put in place to protect common lizards as part of the proposed works. No amphibians were recorded during the surveys.

8.24 The great crested newt assessment undertook an assessment of four waterbodies within 250 metres of the site and an additional waterbody with a potential drained connection to the site. All of the surveys returned negative results for the presence of great crested newts.

8.25 A survey of bat activity on site was undertaken. The survey confirms that at least five species of bat use the site and the level of activity observed would suggest that the site is of local importance for foraging and commuting bats. As such, mitigation to maintain good quality foraging and commuting habitat should be incorporated as part of the development. Any lighting needs designing by a suitably qualified bat ecologist to limit the impact of any such lighting on the bat population using the site. A number of conditions will deal with these issues and the application is therefore in accordance with policy CS16 of the Core Strategy.

Archaeology

8.26 An archaeological assessment has been prepared in support of this planning application to identify any unknown archaeological assets within the site, determine their likely significance and assess whether the proposed development could affect them. The assessment has been informed by a previous desk study undertaken by South Yorkshire Archaeology Service in 2000 and a geophysical survey carried out in 2002. The report outlines that there are no known archaeological assets of high or medium value on site. The recording of potential linear features by the geophysical survey of the site in 2002 suggests possible natural features, but does not rule out possible archaeological origins. If these features were of post-medieval agricultural origin then they would be of low value or local significance. If of earlier date and associated with the Roman 'river fort' or shrunken medieval village then they could be considered of medium value or regional significance.

8.27 The proposed development of the SEN School has the potential to have a direct physical impact on any surviving archaeological remains that may survive below ground. The report recommends a limited programme of trial trenching be undertaken to provide conclusive evidence for the presence or absence, significance and extent of any important archaeological remains within the site to inform the planning application. Should the results prove that significant archaeology is present then these results can inform subsequent design and mitigation requirements to limit the effects on the historic environment. The applicant has submitted a Written Scheme of Investigation including ten trial trenches in agreement with South Yorkshire Archaeological Service. The application therefore accords with policy CS15 of the Core Strategy.

Contamination

8.28 The applicant has submitted a Ground Investigation Report. The report outlines that the site has historically remained undeveloped and in agricultural use/open space. Therefore, the potential for contamination associated with historical and recent use of the site is considered to be low. There are no elevated concentrations of contaminants within either the topsoil or the shallow sand. The application therefore accords with policy CS18 of the Core Strategy.

Economic benefits

8.29 The school is a brand new addition to the current educational provision in Doncaster and all the 50 posts created will be new jobs. This includes the School Leadership Team, teachers, Teaching Assistants, administration, catering and site management. The proposal will also create jobs during the construction of the school.

9.0 Summary and conclusion

9.1 Despite the fact that the UDP has allocated for the site for employment use since 1998, no development has come forward for such a use. The site is not suitable for employment use especially given the recent approval for housing on land to the south and the land retained for a primary school immediately to the north. The NPPF states that where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan then applications for alternative uses should be supported and a SEN school is an appropriate use.

9.2 The site is in a sustainable location and there will be minimal impact on the highways network. All issues such as ecology, flooding design, air quality and archaeology have been satisfactorily resolved.

9.3 The delivery of this school will help to increase the provision of school places for children from the ages of 5 – 19 with high functioning autism. The proposed development will provide more opportunities and improve accessibility to education and have wide social benefits for the local communities of Edenthorpe, Kirk Sandall and the wider Doncaster area.

10.0 Recommendation

10.1 Grant planning permission subject to the following conditions:

Conditions

1. 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.

2. The development hereby permitted must be carried out and completed in accordance with the terms of this permission and the details shown on the approved plans listed below:

(Location Plan)

(Site plan)

Drawing number 1084.03 Rev A (Site sections)

Drawing number DSEN-FBA-00-XX-DR-A-00001 Rev P3 (Building Sections)

Drawing number DSEN-FBA-00-XX-DR-05051 Rev P2 (Elevations 1)

Drawing number DSEN-FBA-00-XX-DR-A-05052 Rev P2 (Elevations 2)

Drawing number DSEN-FBA-00-DR-A-00000 Rev P3 (Ground floor plan)

Drawing number DSEN-FBA-00-01-DR-A-00100 Rev P3 (First floor plan)

Drawing number DSEN-FBA-00-XX-DR-A-05200 Rev P2 (Roof plan)

REASON

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

3. Part A (pre-commencement)

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 and this has been approved in writing by the Local Planning Authority. The WSI shall include:

The programme and method of site investigation and recording.

The requirement to seek preservation in situ of identified features of importance.

The programme for post-investigation assessment.

The provision to be made for analysis and reporting.

The provision to be made for publication and dissemination of the results.

The provision to be made for deposition of the archive created.

Nomination of a competent person/persons or organisation to undertake the works.

The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

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 confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

4. The development hereby approved shall be carried out in accordance with the Construction Management Plan and Method Statement by Willmot Dixon dated May 2019.

REASON

In order to mitigate the impact of construction and construction traffic generated by the development.

5. The development shall take place in accordance with the submitted BREEAM pre-assessment dated 13.08.2018 and achieve a level of sustainable construction equivalent to BREEAM Very Good. Prior to the occupation of the building, an updated assessment and evidence of installed measures shall be submitted to and approved in writing by the Local Planning Authority.

REASON

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

6. No development above ground level shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials and boundary treatments. The soft landscape scheme shall include a soft landscape plan; a schedule providing tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, 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.

7. The development shall be carried out in accordance with the measure set out in the Part L2a: 2013 Assessment As Designed document by Zed dated April 2019.

REASON

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

8. 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.

9. The development hereby approved shall be carried out in accordance with the measures set out in the Travel Plan by Willmott Dixon dated July 2019.

REASON

To encourage sustainable modes of travel to the site in accordance with policy CS9 of the Core Strategy.

10. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be 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 application and shall reflect the Council's current design guidance, and include the following details:

- i) A risk assessment of the potentially damaging construction activities.
 - ii) A specific method statement and a Reasonable Avoidance Strategy to protect reptiles during the construction and post construction phase to be based on the recommendations in Section 5 of the Eco North Reptile Survey Report June 2019
 - iii) The range of habitats and species along with mitigation measures as proposed through the survey and ecological appraisals
 - iv) Identification of refuge, mitigation, and/or compensation areas within the site.
 - v) The appointment and duties of an ecological Clerk of Works (ECoW) generally and specific to the site .
 - vi) Roles, responsibilities and communication systems to be adopted throughout the active construction periods.
 - vii) Timing of critical works where ecological supervision will be required.
 - viii) The use of protective fencing, exclusion barriers, and wildlife safety measures.
- The approved CEMP will be implemented and complied with throughout the construction period.

REASON

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

11. Prior to the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- i) detailed specifications for biodiversity creation and enhancement works and other ecological features specific to mitigation proposals for habitats, faunal groups and species.
- ii) timetable for the implementation based on the phasing proposals.
- iii) aftercare and long term management and maintenance of ecological features including an appropriate monitoring strategy
- iv) specific enhancements in respect of bird boxes as set out in para. 5.21 of the PEA, Waterman November 2017

REASON

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

12. Prior to the commencement of development, a scheme for the application of Biodiversity Offsetting across the whole of the development in accordance with guidance to be supplied by the Local Planning Authority's Ecologist Planner shall be submitted to and approved in writing by the Local planning Authority. This process must apply the mitigation hierarchy and then identify the residual impacts that must be compensated for. Using an agreed Biodiversity Offsetting metric the conservation credits and a means of delivering them either on site or off site shall be submitted for written approval by the LPA. Prior to first occupation of the site any measures to offset impacts identified by the above scheme must have been implemented.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and national planning policy.

13. Prior to the commencement of development activities, an updating survey of badger activity across the site must be carried out to ensure that direct and indirect harm is not caused to this species and any protective measures that are required are put in place through an updated CEMP.

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.

14. Prior to any development above ground level, a lighting design strategy that specifically responds to light sensitive biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall use current best practice on lighting and the protection of light sensitive fauna and include :

- i) Identification and assessment of the likely presence and location of light sensitive ecological receptors based on survey baseline data in relation to the proposed developments within the site, or part thereof.
- ii) 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 the site, 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.

15. Prior to the occupation of the development hereby approved, an air quality mitigation plan shall be submitted to, and approved in writing by, the local planning authority. Measures in the mitigation plan should be in addition to those provided as a requirement for other Planning matters. The plan should demonstrate how the damage costs submitted as part of the air quality assessment have been disbursed to offset vehicle emissions during the lifetime of the development. Measures within the agreed mitigation plan shall be in place ready for when the development becomes operational.

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.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Appendix

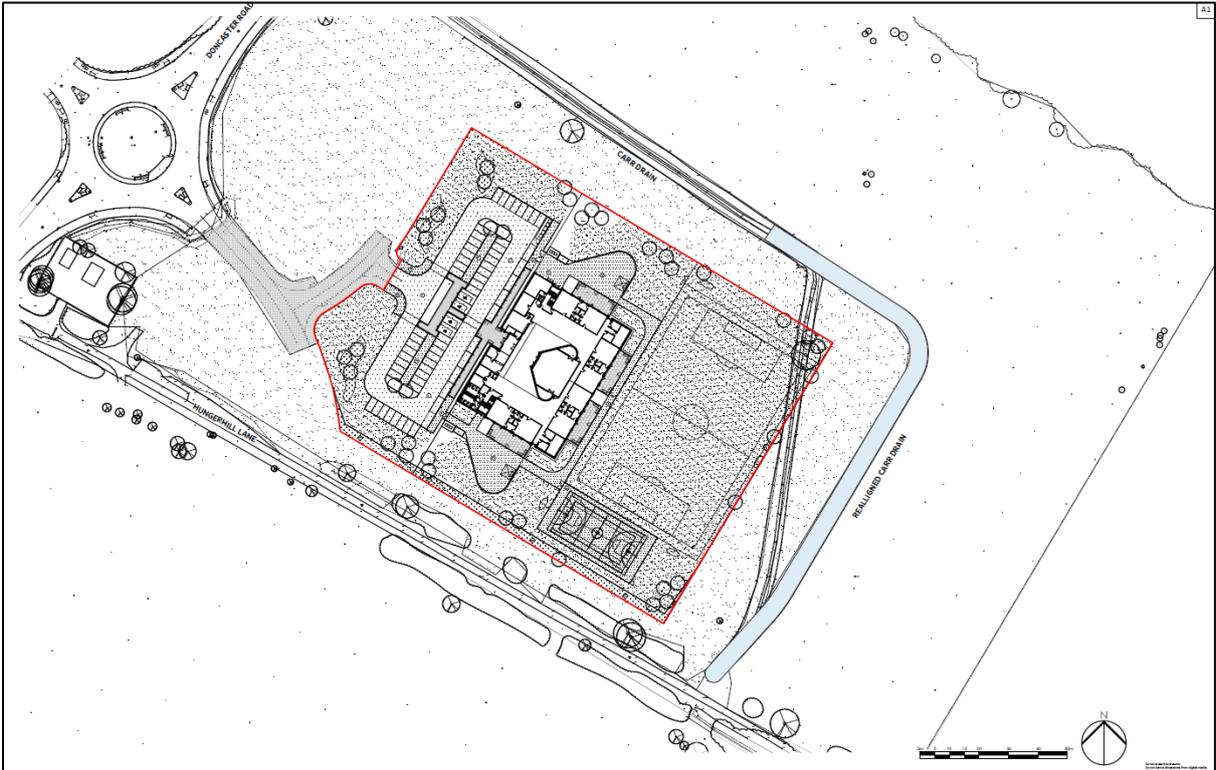


Fig 1: Proposed site plan



Fig 2: Proposed front and side elevations.



Fig 3: Proposed rear and side elevations.

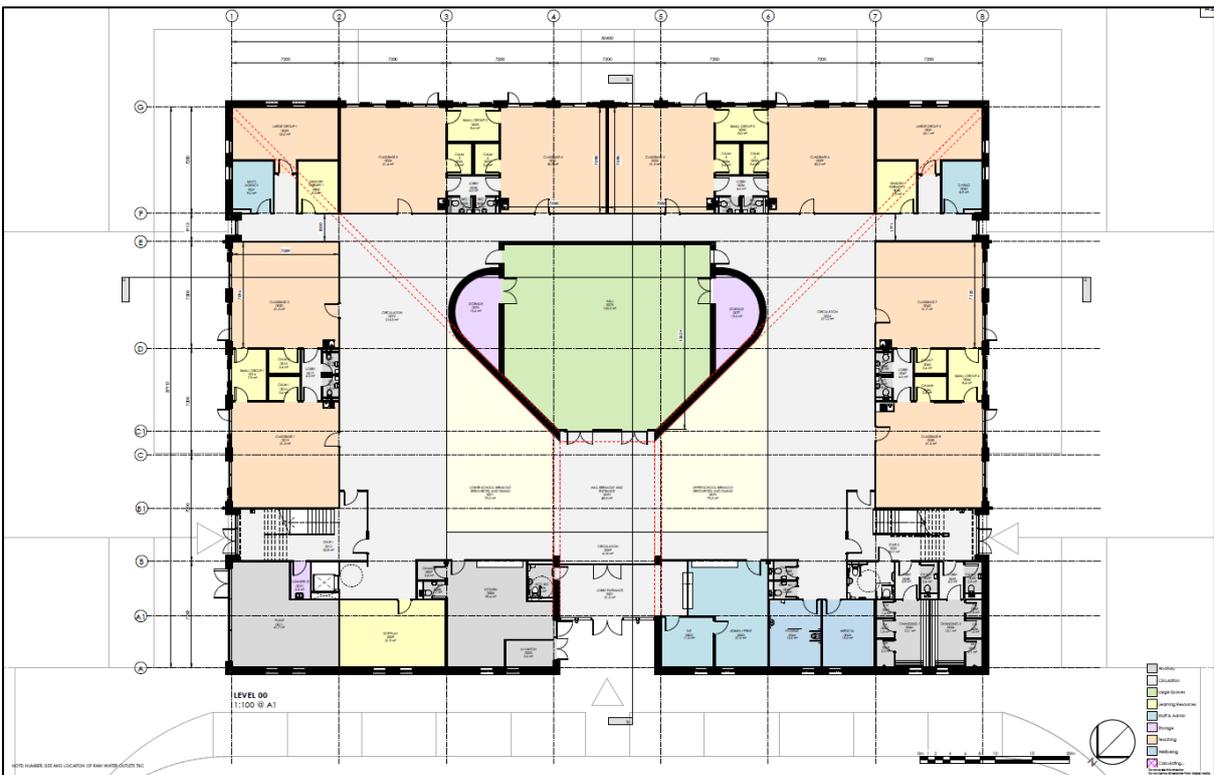


Fig 4: Proposed ground floor plan.

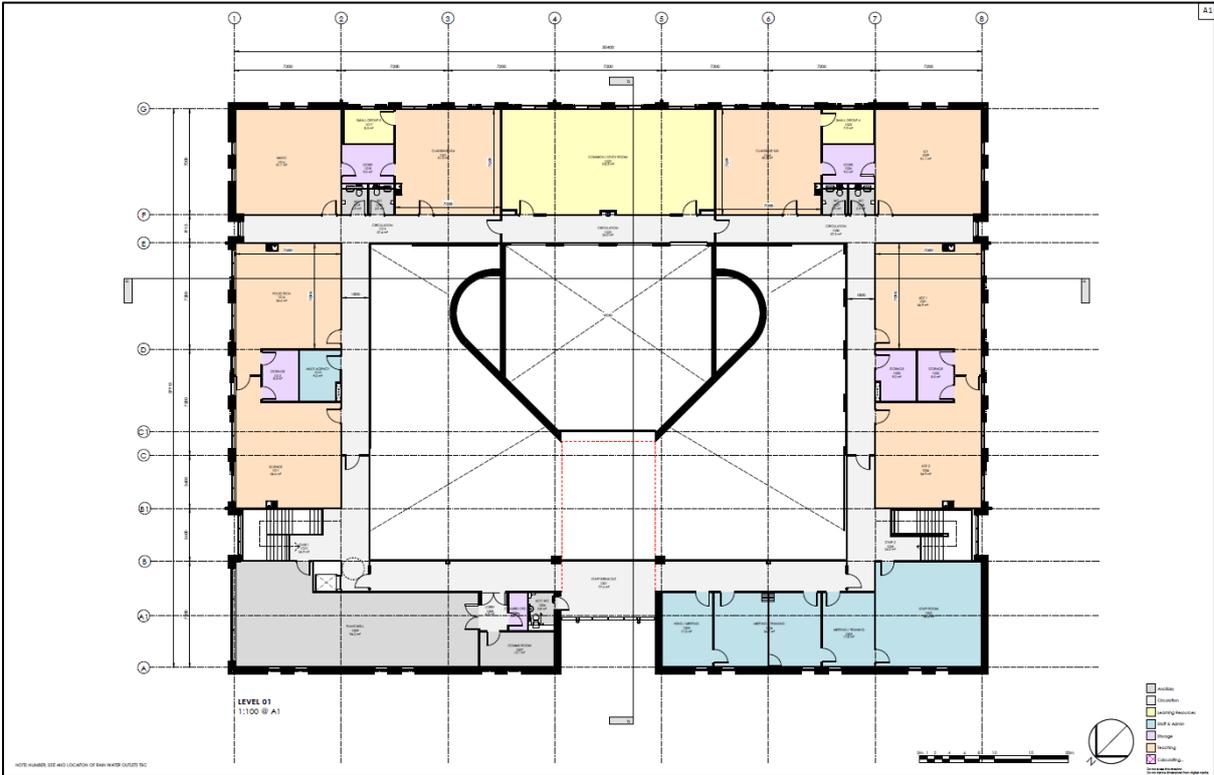


Fig 5: Proposed first floor plan.