



Doncaster Council

Building Link Design
15 Thorne Road
Doncaster
DN1 2HG
United Kingdom

The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to
<http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

*Please note that the full version of this document cannot be viewed on all devices.
If this document does not include the Doncaster Council crest and an electronic signature please contact*
tsi@doncaster.gov.uk

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

21/00661/FULM

Scott Cardwell
Assistant Director for Economy & Development

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT www.doncaster.gov.uk TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **21/00661/FULM**

Proposal **Change of use of 19, 21 & 23 from hotel to apartments and the conversion of 25 from dwelling into apartments (11 apartments in total), including demolition of rear outbuilding, erection of front boundary wall/railings, replacement windows and creation of car parking. AMENDED PLANS AND DESCRIPTION**

Location **19 - 25 Auckland Road Wheatley Doncaster DN2 4AF**

Dated **9th December 2021**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

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02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
3368-51H (proposed site layout) amended 22.11.21
3368-50G (proposed plans) amended 22.11.21
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON
To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.
04. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
05. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards. The

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Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

REASON

To comply with current planning legislation - National Planning Policy Framework.

06. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

07. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

08. No development shall take place on the site until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscape scheme (based upon the site plan ref. dwg. No. 3368-51F dated 10-20) shall include a soft landscape plan; a schedule providing hedging details, shrub and tree numbers and details of the species, a nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and 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

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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, in accordance with Policy 48 of the Doncaster Local Plan.

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

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the commencement of relevant works, full details of any new or replacement doors and windows on the frontage or side elevations shall be submitted to and approved in writing by the local planning authority. Where window openings are to be amended details of the making good should also be provided including samples of any additional bricks and window heads and sills. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections and show their size, position, design, construction and finish. Window frames to be white/off-white externally. Development shall be carried out in accordance with the approved details.

REASON

To preserve and enhance the character and appearance of the conservation area.

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11. Prior to the commencement of relevant works, full details of the new brick wall and railings shall be submitted to and approved in writing by the local planning authority. Prior to commencement of relevant works samples of the bricks and copings to be used shall be provided on site for the inspection by and approved in writing by the local planning authority. Prior to commencement of the relevant works details of the gates shall be submitted and approved in writing by the Local Planning Authority. Works to be carried out in accordance with approved detail.
REASON
To preserve and enhance the character and appearance of the conservation area
12. External materials and finishes, other than those required to be agreed in conditions 10 and 11, shall match the existing property.
REASON
To ensure the satisfactory appearance of the development and conservation area
13. Prior to commencement of the development, a Construction Environmental Management Plan shall be submitted to the LPA for approval, and the implemented in accordance with the approved details.
 - A method statement for the protection of bats if encountered on site.
 - Details of the use of sensitive lighting measures in respect of light sensitive species during construction activities.REASON:
To ensure the ecological interests of the site those of local ecological networks are maintained in accordance with Local Plan policy 29.
14. Within one month of 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: Photographic evidence of enhancement measures shall be submitted to the LPA.
 - o Provision and installation of 2 swift bird boxes at a height and orientation as advised by an suitably experienced ecologist

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- o Provision and installation of 1 Beaumaris WoodStone bat box or similar at a height and orientation as advised by an suitably experienced ecologist

REASON

To ensure the ecological interests of the site and those of local ecological networks are maintained in accordance with Local Plan policy 29

- 15. Prior to the occupation of the development hereby approved, the existing dropped kerbs where the existing accesses are closed shall be reinstated as full height kerbs, in a manner to be approved by the Local Planning Authority.

REASON

In the interests of road safety, and to create additional space for on street parking.

- 16. 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 local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

01. INFORMATIVE

The applicant is advised to seek to implement security measures into the development in order to achieve the 'Secured By Design' accreditation from South Yorkshire Police.

02. INFORMATIVE

Adequate provision for the storage and collection of waste and recycling is essential for both domestic and commercial premises, lawful arrangements should be in place prior to the occupation of any property. As outlined within the Planning Application,

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the waste shall be disposed of via weekly waste collections as part of the block management responsibilities via a contract with a local waste recycling company. This company will also supply six 1100L bins and these shall be stored at the rear of the site. Furthermore this solution offers a far more frequent collection waste, helping to mitigate waste build up.

Both leases and tenancies will preclude owners and tenants from ordering council bins. Doing so would break the terms of their respective contracts and as such initiate enforcement action such as forfeiture of the leasehold by the apartment owners and eviction of the tenant. This will help maintain the proposed waste management plan.

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact the Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

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