



City of Doncaster Council

Mr Anthony Snowden
1 Pinders Court
High Street
Bawtry
Doncaster
DN10 6JA

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
<https://www.doncaster.gov.uk/services/planning/planning-performance-and-customer-feedback>

Please note that the full version of this document cannot be viewed on all devices. If this document does not include the City of 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.

25/00053/FUL

Scott Cardwell
Service Director for Development & Traded Services

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. THIS PERMISSION MAY INCLUDE CONDITIONS WHICH ARE REQUIRED TO BE DISCHARGED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. 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 [Post decision guidance notes - City of Doncaster Council](#) TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

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The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be City of Doncaster Council.

The applicant should note that there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Further details on the exemptions and transitional arrangements can be found here: [Mandatory Biodiversity Net Gain](#)

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **25/00053/FUL**

Proposal **Erection of 2 new dwellings to rear of 226 Thorne Road**

Location **Rear Of 226 Thorne Road Wheatley Hills Doncaster DN2 5AG**

Dated **27th June 2025**

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

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Pollution Control

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Trees Ecology

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

REASON

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

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

- Dwg. No. 01 Rev. 00, Existing Block Plan and Site Location Plan, received 09.01.2025
- Dwg. No. 02 Rev. 01, Proposed Site Plan, received 19.02.2025
- Dwg. No. 03 Rev. 00, Plot 1 - Proposed Plans, received 09.01.2025
- Dwg. No. 04 Rev. 00, Plot 1 - Proposed Elevations and Sections, received 09.01.2025
- Dwg. No. 05 Rev. 00, Plot 2 - Proposed Plans and Elevations, received 09.01.2025
- Dwg. No. 06 Rev. 00, Proposed Site Plan showing Ecology Areas, received 19.02.2025

REASON

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

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03. Before the first occupation of the dwelling hereby permitted, the north-east facing windows serving bedrooms 2 and 3 of the dwelling on plot 2 as shown in the approved plans shall be fitted with obscured glazing to level 3 or above, and shall be permanently retained in that condition thereafter.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises.

04. Before the first occupation of the dwelling hereby permitted, the south-west facing window serving bedroom 3 of the dwelling on plot 1 as shown in the approved plans shall be fitted with obscured glazing to level 3 or above, and shall be permanently retained in that condition thereafter.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises.

05. 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

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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.

06. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed, and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON: To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development.

07. Prior to the commencement of the development hereby granted, a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this

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condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:

To ensure that all trees are protected from damage during construction in accordance with Local Plan Policy 32.

08. Within one month of the commencement of development, an Ecological Enhancement Plan (EEP) 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 by the Local Planning Authority:

- 2 integrated bat boxes, integrated into the fabric of the new dwellings on south or west facing elevations, at least 4m above the ground, and away from external artificial lighting.
- 4 universal swift boxes to be integrated in groups of two into the fabric of the new dwellings on north or east facing elevations, at least 4m above the ground.
- The creation of hedgehog access points (minimum 13x13 cm) in all fences and barriers to ensure movement throughout the site for this terrestrial mammal.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan Policy 29.

09. Prior to the commencement of development an Invasive Species Management Plan detailing the measures to contain, control and remove the wall cotoneaster onsite shall be submitted to the Local Planning Authority for approval in writing. The measures detailed in the approved plan shall then be implemented as described.

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REASON

To ensure that the ecological interests of the site are maintained in accordance with Local Plan policy 29 and to ensure that no offence is committed in respect of invasive species legislation as it is an offence to plant or cause to grow any wild plant listed in Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (as amended) ('the W&CA 1981')

10. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

11. No occupation of the dwellings hereby permitted shall take place until a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates has been submitted to and approved in by the local planning authority. The details as approved shall be completed before the occupation of any buildings on site.

REASON

To ensure the satisfactory appearance of the development as required by Policy 10 of the Local Plan.

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12. No occupation of the dwellings hereby permitted shall take place until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan, a schedule providing plant and tree numbers and details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of the planting. 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 in accordance with Policy 48 of the Local Plan.
13. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
REASON
In the interest of satisfactory and sustainable drainage)
14. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage,

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for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

REASON

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

15. Prior to the commencement of development, a Biodiversity Net Gain Plan shall be submitted to the local planning authority for approval in writing. This plan shall include:
- An Excel version of the final completed Biodiversity Metric calculation detailing all confirmed on site compensation.
 - Evidence of how a local first approach to BNG delivery is demonstrated.
 - A Management and Monitoring Plan with details of how all the retained and created habitats on the site will be managed and maintained.
- The habitats shall thereafter be managed in accordance with the approved net gain management plan.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policies 29 and 30 of the Local Plan.

01. INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846.

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Further information is also available on the Mining Remediation Authority website at:
<https://www.gov.uk/government/organisations/mining-remediation-authority>

Standing Advice valid from 1st January 2025 until 31st December 2026

02. INFORMATIVE

Birds may be nesting in structures/vegetation proposed for demolition/removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and demolition/vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

03. INFORMATIVE

The developer is reminded of the need to meet all relevant requirements contained within Approved Document R of the Building Regulations in respect of the provision for the installation of gigabit-capable full fibre broadband to serve the development. The necessary infrastructure should be integrated into the development at an early stage, and a contract with a network operator(s) should be agreed before development commences.

Developers should:

- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
- Provide gigabit-capable full fibre broadband for dwellings/developments; and
- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

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The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information, please visit:

<http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

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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