

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land to the North West of Sandall Stones Road
Address line 1	Kirk Sandall Industrial Estate
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Doncaster
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	460733
Northing (y)	407117

Description

The construction of an energy recovery facility involving the thermal treatment of residual waste and associated infrastructure including engineering, access, landscape, ground and landscaping works.

2. Applicant Details

Title	.
First name	<input type="text"/>
Surname	.
Company name	BH EnergyGap (Doncaster) Limited
Address line 1	c/o Agent
Address line 2	.
Address line 3	.
Town/city	.

2. Applicant Details

Country	.
Postcode	.
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input type="radio"/> No
Primary number	07970249142
Secondary number	
Fax number	
Email address	mark.walton2@wyg.com

3. Site Area

What is the measurement of the site area? (numeric characters only).	1.86
Unit	Hectares

4. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The construction of an energy recovery facility involving the thermal treatment of residual waste and associated infrastructure including engineering, access, landscape, ground and landscaping works.

Has the work or change of use already started? Yes No

5. Existing Use

Please describe the current use of the site

The Site was previously used as an open storage area.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

Previously forms part of the open storage area for the adjacent industrial unit occupied by Polypipe.

When did this use end
(if known)?

DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

6. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Roof

6. Materials

Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Roof Cladding - Trapezoidal steel built up insulated roof cladding colour - Hamlet (RAL 9002)

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	<p>Wall Cladding - Trapezoidal steel built up insulated roof cladding - plinth colour - Pure Grey (RAL 000 55 00)</p> <p>Trapezoidal steel built up insulated roof cladding - upper level colour - Hamlet (RAL 9002)</p> <p>All louvres, cappings and flagships to be coloured to match that of surrounding panels.</p>

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	<p>Windows and Curtain Walling - Polyester powder coated aluminium windows/curtain walling to be colour - Anthracite Grey (RAL 7016).</p> <p>All glazing to be sealed double glazed units.</p> <p>Coloured spandrel panels within areas of windows/curtain walling colour - Alaska Grey (RAL 7000)</p>

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Personnel Doors - Polyester powder coated metal doors to match colour of surrounding cladding

Other Industrial Roller Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	<p>All doors to match colour of surrounding cladding.</p> <p>Bollards will be incorporated as protection to the openings. (colour- Black / yellow chevrons)</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

1388_PL001 - Site Location Plan - 1:2500 @ A1
 1388_PL100 - Existing Site Layout - 1:250 @ A0
 1388_PL101 - Proposed Site Layout - 1:250 @ A0
 1388_PL102 - Landscaping Plan - 1:250 @ A0
 1388_PL103 - Fencing Plan - 1:250 @ A0
 1388_PL110 - Roof Plan - 1:250 @ A0
 1388_PL120 - Admin Floor Plans - 1:200 @ A1
 1388_PL200 - Existing Sections A-A & B-B - 1:250 @ A0
 1388_PL201 - Proposed Section A-A - 1:250 @ A1
 1388_PL202 - Proposed Section B-B - 1:250 @ A1
 1388_PL301 - North East Elevation - 1:250 @ A1
 1388_PL302 - South East Elevation - 1:250 @ A1

6. Materials

1388_PL303 - South West Elevation - 1:250 @ A1
1388_PL304 - North West Elevation - 1:250 @ A1
1388_IL001 - Site Layout Vehicle Tracking - 1:250 @ A0
1388_PL401 - Fire Water Tank Plan & Elevations - 1:250 @ A1
1388_PL402 - Ammonia & Diesel Tank Plan & Elevations - 1:250 @ A1
1388_PL404 - Switch yard and Control Room - 1:100 @ A1
A111857 - 21 - C - D100 - Indicative Drainage P1 - 1:500 @ A1
Design Statement prepared by GSDA dated June 2020

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	36	36
Disability spaces	0	2	2
Cycle spaces	0	10	10

9. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

10. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

10. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

11. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- b) Designated sites, important habitats or other biodiversity features:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- c) Features of geological conservation importance:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See Section 8 of Environmental Statement

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

14. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	9164	9164
Total	0	0	9164	9164

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	40		

18. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Please refer to Planning Statement

Is the proposal for a waste management development? Yes No

Please complete the following table

19. Industrial or Commercial Processes and Machinery

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Energy from waste incineration	350000 Tonnes	350000 Tonnes

Please give maximum annual operational through-put of the following waste streams:

	Maximum annual operational through-put	
Commercial and industrial	350000	Tonnes

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

22. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The nature and scope of the application was discussed at pre-application meeting on the 28th January 2020. Doncaster Council issued a formal 'Scoping Opinion' dated 20th May 2020.

23. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

23. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

24. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

Please note: If there are no other owners* and/or agricultural tenants** you will still need to 'add' the applicant's details in the 'Owner/Agricultural tenant' section below to complete the form.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Doncaster Property Trading Limited
Number	
Suffix	
House Name	
Address line 1	Doncaster Property Trading Limited, Unit 12
Address line 2	Merchant Way
Town/city	Doncaster
Postcode	DN2 4QR
Date notice served (DD/MM/YYYY)	30/06/2020

Name of Owner/Agricultural Tenant	Doncaster Property Group Limited
Number	
Suffix	
House Name	
Address line 1	Doncaster Propert Group Limited, 12
Address line 2	Merchant Way
Town/city	Doncaster
Postcode	
Date notice served (DD/MM/YYYY)	30/06/2020

24. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Network Rail
Number	
Suffix	
House Name	
Address line 1	1 Eversholt Street
Address line 2	
Town/city	London
Postcode	NW1 2DN
Date notice served (DD/MM/YYYY)	30/06/2020

Name of Owner/Agricultural Tenant	Senior and Dickson
Number	
Suffix	
House Name	
Address line 1	Kirk Sandall Industrial Estate
Address line 2	Sandall Stones Road
Town/city	Doncaster
Postcode	DN3 1QR
Date notice served (DD/MM/YYYY)	30/06/2020

Name of Owner/Agricultural Tenant	Blackstone (Millway Division)
Number	40
Suffix	
House Name	
Address line 1	Berkeley Square
Address line 2	Mayfair
Town/city	London
Postcode	W1J 5AL
Date notice served (DD/MM/YYYY)	30/06/2020

24. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Polypipe Building Products Limited
Number	
Suffix	
House Name	
Address line 1	Broomhouse Lane
Address line 2	Edlington
Town/city	Doncaster
Postcode	DN12 1ES
Date notice served (DD/MM/YYYY)	30/06/2020

Name of Owner/Agricultural Tenant	Cara Investment Three Limited
Number	
Suffix	
House Name	First Names House
Address line 1	
Address line 2	Victoria Road
Town/city	Douglas
Postcode	
Date notice served (DD/MM/YYYY)	30/06/2020

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made