



Doncaster Council

Miss Francesca Wray - Sirius Planning
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

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 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.

21/01331/FULM

Scott Cardwell
Assistant Director for Economy & Development

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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 **21/01331/FULM**

Proposal **Restoration of remaining quarry void and landfill site through in filling of suitable restoration materials and restoration to agriculture, woodland and wetland area**

Location **Skelbrooke Quarry And Landfill Site Doncaster Lane Skelbrooke Doncaster**

Dated **1st March 2022**

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

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:

Ecology
Landscaping

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01. The development to which this permission relates must be begun no 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:

Application form received 19 April 2021

Dwg. No. WR7747/07/03 Revision 1 General Site Layout received 19 April 2021

Dwg. No. WR7747/07/04 Revision 1 Phasing Plan received 19 April 2021

Dwg. No. WR7747/07/05 Proposed Restoration Contours received 19 April 2021

Dwg. No. WR7747/07/06 Proposed Restoration Contours Cross Sections received 19 April 2021

Dwg. No. WR7747/07/08 Proposed Scheme of Surface Water Drainage received 19 April 2021

Dwg. No. WR7747/07/10 Site Restoration Landscape Details received 26 November 2021

WR7754/FRA/01 Flood Risk Assessment received 19 April 2021

WR7757/SW/01 Design report for the surface water scheme received 19 April 2021

Report No. WR7747/PS Planning Statement received 19 April 2021

FE71/EA01 Ecological Appraisal received 19 April 2021

Wintering Bird Survey Report received 19 April 2021 and 28 August 2021

FE71/BIA01 Biodiversity Impact Assessment received 27 August 2021

Transport Statement received 19 April 2021

Noise Impact Assessment received 19 April 2021

Dust Risk Assessment & Dust Management Plan received 19 April 2021

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REASON

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

03. The developer shall notify the Waste Planning Authority in writing within one month of the dates of commencement/completion of the following:
- (i) entering new phase of tipping;
 - (ii) completion of each tipping phase;
 - (iii) completion of restoration of each tipping phase;
 - (iv) completion of the landscaping/planting scheme; and
 - (v) completion of final restoration.

REASON

To enable the Waste Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission.

04. The importation of permitted material (inert and non-hazardous construction, demolition and excavation material deemed suitable for disposal within an agreed environmental permit) into the site shall be completed no later than five years from the date of commencement of importation as notified to the Waste Planning Authority under condition 3. The Waste Planning Authority shall be notified in writing of the date of cessation of the importation of restoration material into the site within 14 days of its occurrence.

REASON

To ensure that the tipping operations are tied to the planning permission in the interests of protecting the South Yorkshire Green Belt and local amenity.

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05. All restoration operations shall be completed no later than 2 years from the date of cessation of the importation of restoration material into the site as notified to the Waste Planning Authority under condition 3.

REASON

To ensure that the restoration operations are tied to the planning permission in the interests of protecting the South Yorkshire Green Belt and local amenity.

06. No development shall take place until a Dust Management Plan which shall include an assessment of impacts and any necessary mitigation measures has been submitted to and approved in writing by the Waste Planning Authority. Development shall be carried out in accordance with the approved plan.

REASON

To ensure that dust is controlled within the site in the interest of protecting local amenity.

07. No development shall take place until an HGV Management Scheme has been submitted to and approved in writing by the Waste Planning Authority. This shall include details of signs to be erected at the site and written instructions to be provided to HGV drivers requiring that HGVs travel to and from the site only via Hazel Lane/Straight Lane connection to A638 and no other route. The pay load areas of HGVs travelling to and from the site shall be sheeted at all times.

REASON

In the interests of protecting highway safety and local amenity.

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08. No waste shall be deposited at the site until details of measures to prevent the deposit of mud on the public highway have been submitted to and approved in writing by the Waste Planning Authority. The approved measures shall be provided before any works are commenced on site. In the event that the access arrangements fail to prevent mud being carried on to the public highway, the operator shall submit for the written approval of the Mineral Planning Authority a scheme detailing measures to be taken to prevent the deposit of mud on to the public highway and thereafter implement and utilise the approved scheme for the duration of all operations on the site.

REASON

In the interests of preventing mud from being deposited on the highway to protect highway safety.

09. No floodlighting shall be erected on the site until details have been submitted to and approved in writing by the Waste Planning Authority. Floodlighting shall be angled downwards and suitably shielded to ensure that it does not result in glare or dazzle. Floodlighting shall not be used outside the following times:

Mondays to Fridays 07:00 to 18:30 hours and Saturdays 07:00 to 13:30 hours.

Outside those hours any external lighting shall only be operated individually and through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes.

REASON

To protect the character and appearance of the area.

10. Operations shall only take place during the following times:

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Mondays to Fridays 07:30 to 18:00 hours and;
Saturdays 07:30 to 13:00 hours.

The starting and warm up of plant and machinery is permitted from 07:00 on these days.

No operations shall take place on Sundays or on Bank or Public Holidays.

REASON

To protect local amenity.

11. No crushing or screening of waste shall take place on or adjacent to the site.

REASON

To ensure the operations are tied to the planning permission and in the interests of protecting local amenity.

12. A maximum of three bulldozers 360o tracked excavator shall be operated on the site at any time. The mobile plant shall be fitted with white noise reversing warning devices and shall be fitted with silencers which shall be maintained in accordance with the manufacturer's recommendations and specifications.

REASON

To protect local amenity.

13. There shall be no more than 50 HGV movements to and from the site (25 in, 25 out) in any one working day unless otherwise agreed with the LPA. Written records shall

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be maintained of all HGV movements into and out of the site and copies of those records shall be made available to the Waste Planning Authority within 7 days of a written request being made.

REASON

In the interests of protecting highway safety and the safe operation of the road network.

14. Noise arisings from the permitted site shall not exceed 55dB LAeq.1h (freefield) at noise measurement points at Doncaster Lane, Bannister Lane, Priory Farm and Home Farm as detailed in approved noise impact assessment. In the event of a noise complaint being received by the Waste Planning Authority regarding the development hereby permitted which, in the opinion of the Waste Planning Authority may be justified, at the first practicable opportunity following a request from the Waste Planning Authority a noise impact survey shall be carried out by the site owner or operator and submitted to the Waste Planning Authority for its written approval. The free field noise level associated with the development, when measured in the curtilage of the complainant's property (or any alternative location which may be agreed with the Waste Planning Authority) shall not exceed the background noise level by more than 10dB(A), subject to a maximum of 55dB LAeq 1hr. Should the survey demonstrate that those noise limits are being exceeded the report shall specify additional mitigation measures and details of their timing. Any additional mitigation measures that may be approved in writing by the Waste Planning Authority shall be carried out immediately upon approval and thereafter maintained.

REASON

To ensure that noise arising from the development does not exceed permitted levels.

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15. The planting scheme shown on the approved plan Dwg No. WR7747_07_10 site restoration - landscape details hereby approved in writing by the Local Planning Authority, shall be implemented in the first available planting season after commencement of each restoration phase of the site/development in accordance with good horticultural practice and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. The local Planning Authority shall be notified in writing within 7 working days of completion of the landscape works to the required standard and the completion shall be subsequently approved in writing by the Local Planning Authority. The approved scheme shall be maintained for a minimum of five years in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and good horticultural practice. Any landscape which is defective, damaged or removed within five years of establishment shall be replaced during the next available planting season in accordance with the approved details.

REASON

To ensure the proper aftercare of the site and in the interests of environmental quality.

16. The application site shall undergo aftercare management for a 15 year period following completion of restoration. The date of commencement of the aftercare period shall be submitted to and approved in writing by the Waste Planning Authority before that period begins and the aftercare period shall run from the approved date.

REASON

To ensure that the site establishes in accordance with the agreed details.

17. Prior to the commencement of restoration works a 30 year adaptive Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local

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Planning Authority for approval in writing. The Management and Monitoring plan shall detail the following:

- A 30 year adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel.
- Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
- That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 3, 5, 10, 15, 20, 25 and 30) immediately following habitat creation. GIS files showing the current habitat condition of each habitat parcel will accompany each monitoring report.
- The detailed scope of proposed monitoring reports including (but not exclusively), presence of any target species, date stamped photos accompanied by detailed site notes on the extent of growth and condition of habitats, notes on factors that could be hindering the progress towards proposed target condition, detailed recommendations on changes to the management actions for parcels where progress is not as planned.
- Data will be provided in an agreed standard format to allow for collation into a district-wide biodiversity network database.

Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by the NPPF paragraph 174 and a minimum 10% biodiversity net gain.

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18. In the event of waste disposal operations ceasing for a period in excess of 12 months at any time before the full term hereby permitted, restoration of the application site shall commence in accordance with the approved landscaping scheme unless otherwise approved in writing by the Local Planning Authority and such restoration works shall be completed within 36 months of the date that they were commenced.

REASON

To ensure that the aftercare operations are tied to the planning permission in the interests of protecting the South Yorkshire Green Belt and local amenity.

19. No waste shall be deposited at or imported into the site except those materials defined in the application, i.e. inert and non-hazardous construction, demolition and excavation material deemed suitable for disposal within an agreed environmental permit.

REASON

To protect environmental quality from harm.

20. The sole means of access onto the public highway shall be via the existing access arrangements into Skelbrooke Quarry, as indicated on the approved plan.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

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21. The existing access and arrangements, including facilities to wash the wheels of vehicles, facilities to count the number of HGVs entering and leaving the site and the metalled surfacing of the access road shall be maintained for the duration of restoration works at the site for the duration of this permission.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

22. A water bowser or other method of dust suppression shall be used on the access road during dry weather conditions to minimise dust generation.

REASON

To ensure that dust emissions arising from the development are within acceptable levels.

23. No subsoil resources shall be removed from the site, unless they are to be utilised in the restoration of the existing quarry.

REASON

In the interests of the agricultural resource.

24. On the cessation of infilling and restoration operations, all buildings, plant, surface equipment, hard standing areas and internal haul roads shall be removed from the site within 12 months of the date of such cessation, unless otherwise agreed by the Mineral Planning Authority

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To ensure that the site is restored to an acceptable standard.

INFORMATIVE

ANY surface water discharge into ANY watercourses in, on, under or near the site requires CONSENT from the Drainage Board.

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission, and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

For further application information, consent guidance & forms Visit: www.shiregroup-idbs.gov.uk, Select 'IDB', then select 'Doncaster East IDB', and select 'Planning, Consent & Byelaws'.

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk

INFORMATIVE

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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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

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