

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date received	11/02/2025
OFFICER:	Sophie Sales		
PROPOSAL:	Application to determine if prior approval is required for demolition of office building	D.C. No.	X/2025/0010
LOCATION:	Eon Uk Ltd, Little Oak Drive, Annesley, Nottinghamshire, NG15 0DR		
APPLICANT:	Derek Clogg		

This application seeks to determine whether prior approval is required for the demolition of the office building at Site 13B, Little Oak Drive, Annesley.

The site is located off the northern spur of Little Oak Drive with access taken some distance to the north of the adopted section of Little Oak Drive. The office building is located to the north of the site with a substantial area of car parking, servicing space, and access arrangements occupying approximately the southern two-thirds of the site.

The site has adequate space to accommodate the demolition activity, which will be located some distance from the adopted highway. The highway authority considers that the demolition scheme will have no material impact on the highway.

The details submitted in support of this application are generally satisfactory. The highway authority notes that the traffic management proposals include the provision of signs to direct visitors to the site. All the sign locations fall within the public highway. No details of sign faces are provided.

The highway authority has no in-principle objection to this application but notes that the applicant must agree off-site traffic management/signage proposals with the highway authority's agent, VIA East Midlands, prior to installation of any facilities on the highway. The applicant should ensure early discussion on the traffic management proposals so that a scheme can be agreed with the agent.

The highway authority recommends that the following informatives should be appended to the decision notice should this application be approved:

Notes to Applicant

The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant/developer, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both

practical and legal action (which may include prosecution) against the applicant/contractors/the owner or occupier of the land.

Planning consent is not consent to work on or adjacent to the public highway. Prior to any works commencing on site, including demolition works, the developer must therefore contact Highways Network Management at licences@viaem.co.uk to ensure all necessary licences and permissions are in place.

SD; NCC HDC; 24/2/25.