

Member Interest:**Delegated Report**

Application Number: X/2025/0010

Address: Portal Building, Site 13B, Sherwood Park, Annesley, Nottinghamshire, NG15 0DR

Description of Works: Application to Determine if Prior Approval is Required for Demolition of Office Building

The Application	Application to Determine if Prior Approval is Required for Demolition of Office Building
Relevant Planning History	X/2025/0004 - Application to determine if prior approval is required for demolition of office building – Prior Notification Required.
Summary of comments received	NottsCC Highways: The highway authority has no in-principal 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.
Comments on above	n/a
Summary	<p>This is a prior approval application for the demolition of a building which has been submitted for consideration under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.</p> <p>The application form details that the proposed works include the demolition and associated works of the three-storey steel framed, clad office building and will include the demolition of the building including the removal of floor slab, footings and foundation, identified hard standing and drainage to the footprint of the former building.</p> <p>The prior approval of the LPA is required as to the “method of demolition and any proposed restoration of the site”. Details of the method of demolition have been submitted in the Construction Phase & Demolition Plan and SSW.RA – Soft Strip Removal Works. These documents detail in depth the method of demolition with details of the schedule, management of the works, risk assessments and methodology. The demolition will be undertaken using SSW.RA Soft Strip of the building, structural demolition, sub-structural demolition, crushing of materials, and waste removal. A Traffic Management Plan and Environmental Assessment has also been submitted to support the method of demolition.</p> <p>It has also been detailed that the buildings will be demolished for proposed future development, but no details have been provided as to what the proposed future development is. Limited details have been provided as to the state in which the site will be left, submitted</p>

	<p>information states that hardcore materials will be crushed and laid in the building footprint. However, no further details or plans have been submitted in relation to this. As such it is considered that insufficient information has been provided in relation to the restoration of the site.</p> <p>Due to the lack of information in relation to the restoration of the site it is considered that prior approval is required.</p>
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<p>Recommendation</p>	<p>Prior Approval Required.</p> <p>REASON: The Local Planning Authority is not satisfied that the information submitted is on accordance with development permitted by Scheduled 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the level of detail submitted in relation to the restoration of the site is considered to be insufficient to accord with the relevant requirements. As such it is considered that the prior approval of the Local Planning Authority is required, and further information should be submitted.</p>
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	Signed	Dated
Case Officer	L.Murray	11/03/2025
Development Team Manager		
<p>Determined by Service Director Or on their behalf</p>		