



22.09.2025

Development Advice & Control
Ashfield District Council
Urban Road
Nottingham
NG17 8DA

PP-14341570
Our ref: UK0037075.6638
19 September 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED RE-DISCHARGE OF CONDITIONS 4 (DRAINAGE) AND 6 (BOUNDARY
TREATMENT AND LIGHTING) OF PLANNING PERMISSION REF: V/2022/0869 AS AMENDED
BY NMA REF: V/2024/0503
FORMER HUCKNALL TOWN FOOTBALL CLUB, WATNALL, NOTTINGHAM, NG15 7LP**

On behalf of Lidl GB Ltd, please find enclosed an application to re-discharge Conditions 4 and 6 of planning permission ref: V/2022/0869 (as amended by NMA ref: V/2024/0503).

Whilst both conditions have been discharged previously under application refs: V/2024/0557 (Condition 4) and V/2025/0066 (Condition 6), minor alterations are now being made to the scheme which require revised information to be submitted and for the conditions to be discharged again.

This application is submitted alongside a Non-Material Amendment application (ref: PP-14341361), which seeks to regularise the following changes:

- Minor reconfiguration of the electric car charging spaces resulting in an additional regular parking space (110 in total);
- Trolley bay configuration changed slightly;
- Flip flap door change to rapid rise door;
- Rainwater pipe locations have been updated;
- 8 parking spaces changed to permeable bays;
- Additional bollards added to front of trolley bay;
- New pedestrian sloped access; and
- New rear retaining wall.

The following documents are submitted in support of this discharge of condition application:

- Application Form;
- Combined Topo Survey, Proposed Levels, Hard-Standing and Drainage (ref: SY468-000-L FINAL);
- Proposed Site Finishes Plan (ref: AD_122);
- Flood Risk Assessment and Drainage Strategy (22 September 2023) prepared by Hadfield Cawkwell Davidson (**previously approved**); and
- Additional Soakaways and Groundwater Monitoring letter (4 January 2023) prepared by Remada (**previously approved**);
- Proposed Site Plan (ref: AD_120);
- Proposed Site Boundary Treatment (ref: AD_123);
- Proposed Site – Rear Retaining Wall (ref: AD_125);



- Proposed Lighting Layout, LiAS Design Notes and Luminaire Schedule (refs: DWG00 and DWG01);
- External Works Details Sheet 1 (ref: A-PL-108-B) (**previously approved**);
- External Works Details Sheet 2 (ref: A-PL-109-D) (**previously approved**).

The fee of £298 for a discharge of condition application has been paid online via the Planning Portal.

Condition 4

Condition 4 states:

“The development hereby permitted shall not commence (excluding demolition and site clearance works) until drainage plans for the disposal of surface water and foul sewage have submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.”

The submitted information is the same as that approved under application ref: V/2024/0557 when Condition 4 was discharged originally in January 2025. The only exceptions to this are the Combined Topo Survey, Proposed Levels, Hard-Standing and Drainage plan (ref: SY468-000-L FINAL), and the Proposed Site Finishes Plan (ref: AD_122), which are submitted as additional documents. The purpose of these documents is to show that an additional 8 parking bays will be constructed with permeable paving. This is the only difference from the information that was approved previously, as such we request that these additional plans are approved alongside the previously approved information, to re-discharge Condition 4.

Condition 6

Condition 6 states:

“The unit shall not be occupied until full details of the sites boundaries treatments and external lighting have been submitted to and agreed in writing by the Local Planning Authority. The boundary treatments and external lighting shall thereafter be implemented in accordance with the agreed details and within an agreed time frame.”

As a result of the minor alterations that are being made to the scheme, the lighting column locations have changed slightly. As such, this change is shown on the enclosed revised lighting information.

Additionally, an updated Proposed Site Plan (ref: AD_120), Boundary Treatment Plan (ref: AD_123) and Proposed Site – Rear Retaining Wall (ref: AD_125) are submitted to reflect the minor changes to the site layout and the addition of the retaining wall at the back of the site. It is requested that these documents are approved alongside the previously approved information (External Works Details Sheet 1, Drawing No.A-PL-108 Rev.B, and External Works Details Sheet 2, Drawing No.A-PL-109 Rev.D), to re-discharge Condition 5.

Conclusion

I trust the enclosed details are acceptable and that Conditions 4 and 6 can be re-discharged based on this revised information.



However, if you require any further information, or would like to discuss the application, please do not hesitate to contact me.

Yours faithfully



Fraser Dann
Associate