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Your Ref:
Our Ref: V/2025/0541
Date: Friday, 14 November 2025

SITE: Former Hucknall Town Football Club, Watnall Road, Hucknall, Nottinghamshire, NG15 7LP
PROPOSAL: Application to re-discharge Conditions 4- Drainage and 6 - Boundary Treatment and Lighting of planning permission: V/2022/0869 (as amended by NMA ref: V/2024/0503)

Dear Sir/Madam

I write further to your application to re-discharge conditions relating to the above application. The conditions were originally discharged under application references V/2024/0557 (Condition 4) and V/2025/0066 (Condition 6) however following the approval of variations to the scheme, additional and revised information has been submitted to re-discharge the conditions. After assessing the submitted information I can advise the following:

Condition 4 – Drainage – Discharged in full subject to satisfactory implementation of the approved details

In support of the discharge of condition 4 the following information has been submitted:

- Combined Topo Survey, Proposed Levels, Hard-Standing and Drainage (ref: SY468-000-L FINAL);
- Proposed Site Finishes Plan (ref: AD_122);
- Drainage Layout with Infiltration Rev P02 (previously approved)
- Flood Risk Assessment and Drainage Strategy (22 September 2023) prepared by Hadfield Cawkwell Davidson (previously approved);

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- Additional Soakaways and Groundwater Monitoring letter (4 January 2023) prepared by Remada (previously approved);

The submitted information includes the same documents approved under the previous discharge of conditions (V/2024/0557) with the addition of the combined topo survey etc, and proposed site finishes plan. The additional plans show the additional permeable parking spaces granted consent under a non-material amendment application (V/2025/0540). The submitted information details that foul water will drain to a spur provided by Welbeck and surface water appears to be discharged to onsite soakaways. The Local Lead Flood Authority have offered general guidance and Severn Trent Water have provided no objections but have requested re-consultation if the proposal is amended in anyway. As such from a planning perspective the information appears to be acceptable, and the condition is discharged in full subject to satisfactory implementation of the approved details.

Condition 6 – Boundary Treatments and Lighting – Discharged in full subject to satisfactory implementation of the approved details.

In support of the discharge of condition 6 the following information has been submitted:

- 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 submitted information remains partly the same as what has previously been approved but also shows the revised locations of lighting columns in addition to changes approved under the NMA (V/2025/0540) in respect of site layout changes and the addition of a retaining wall.

No comments have been forthcoming from the Environmental health team in respect of the proposed lighting however the scheme appears to broadly be in accordance with details approved under application V/2025/0066, with some lighting columns being moved slightly within the site.

The proposed boundary treatments comprise 1.8m – 2.2m high close boarded timber fencing to the north-east and north-west boundaries. A 2m high paladin fence and 1.1m high visi rails are also proposed in areas of the site. No fencing is proposed to the front site boundary or where the new access is proposed. A retaining wall is also proposed to the rear boundary of site.

The details are considered acceptable in planning terms and the condition is discharged in full subject to satisfactory implementation of the approved details.

I trust this information is satisfactory. Should you require any further assistance please do not hesitate to contact me.

Yours Sincerely



Christine Sarris
Assistant Director Planning