

## Delegated Report

Application Number: V/2025/0541

Address: Former Hucknall Town Football Club, Watnall Road, Hucknall,  
Nottinghamshire, NG15 7LP

The Application	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)
Information Submitted	<p>The following information was submitted in support of the application:</p> <ul style="list-style-type: none"><li>- Combined Topo Survey, Proposed Levels, Hard-Standing and Drainage (ref: SY468-000-L FINAL);</li><li>- Proposed Site Finishes Plan (ref: AD_122);</li><li>- Drainage Layout with Infiltration Rev P02</li><li>- Flood Risk Assessment and Drainage Strategy (22 September 2023) prepared by Hadfield Cawkwell Davidson (<b>previously approved</b>); and</li><li>- Additional Soakaways and Groundwater Monitoring letter (4 January 2023) prepared by Remada (<b>previously approved</b>);</li><li>- Proposed Site Plan (ref: AD_120);</li><li>- Proposed Site Boundary Treatment (ref: AD_123);</li><li>- Proposed Site – Rear Retaining Wall (ref: AD_125);</li><li>- Proposed Lighting Layout, LiAS Design Notes and Luminaire Schedule (refs: DWG00 and DWG01);</li><li>- External Works Details Sheet 1 (ref: A-PL-108-B) (<b>previously approved</b>);</li><li>- External Works Details Sheet 2 (ref: A-PL-109-D) (<b>previously approved</b>).</li></ul>
Summary of comments received	<p><b>Local Lead Flood Authority</b></p> <ul style="list-style-type: none"><li>- Having considered the scale of the application LLFA believes it is not required to respond to the application, as such no bespoke comments made.</li><li>- General guide given</li></ul> <p><b>Severn Trent Water</b></p> <ul style="list-style-type: none"><li>- Submitted plan drainage layout with infiltration rev P02 shows all foul sewage is proposed to be discharged to the public combined sewer, and all surface water is proposed to discharge to onsite soakaways drainage.</li><li>- Request suitably worded condition is applied to the planning application and request if the proposal are amended in anyway, that they are reconsulted.</li></ul>

## Summary

This application seeks to re-discharge two conditions as minor alterations have been made to the scheme.

### Condition 4 – Drainage

4. 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 been 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.

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);
- 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 only requested 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 Treatment

6. 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.

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);

	<ul style="list-style-type: none"> <li>- External Works Details Sheet 1 (ref: A-PL-108-B) (previously approved);</li> <li>- External Works Details Sheet 2 (ref: A-PL-109-D) (previously approved).</li> </ul> <p>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.</p> <p>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.</p> <p>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.</p> <p>The details are considered acceptable in planning terms and the condition is discharged in full subject to satisfactory implementation of the approved details.</p>
Recommendation	Discharge – 4 and 6

	Signed	Dated
Case Officer		14/011/2025
Development Team Manager		
Determined by Service Director Or on their behalf		