

## Delegated Report

Application Number: V/2025/0587

Address: Land to the South of Greenhills House, Cauldwell Road, Sutton in Ashfield, Nottinghamshire, NG17 5LB

The Application	Application for Approval of Details Reserved by Condition 3 of Planning Permission V/2025/0400 - Ecological Enhancement Details
Information Submitted	<p>In support of the application the following information has been submitted:</p> <ul style="list-style-type: none"> <li>- Planning Condition 3 Plan Dwg No.2517/C3</li> <li>- Ecological Enhancement Details Document</li> <li>- Covering Letter</li> </ul>
Summary of comments received	<p><b>ADC Ecology</b></p> <ul style="list-style-type: none"> <li>- Submitted ecological enhancement details and planning condition 3 details shown on drawing number 2517/c3 are acceptable for discharging the condition and should be implemented.</li> </ul>
Summary	<p>3. Within three months of the date of this decision a scheme for ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The scheme for ecological enhancements shall include the type, number and location of the following:</p> <ol style="list-style-type: none"> <li>a. Bird boxes.</li> <li>b. Bat boxes.</li> <li>c. Hedgehog boxes.</li> <li>d. Insect hibernacula.</li> <li>e. Reptile and amphibian hibernacula.</li> </ol> <p>If the approved scheme is not implemented within three months of the Local Planning Authority approving the ecological enhancements scheme, the use of the site shall cease and all equipment, buildings and materials brought onto the land for the purposes of such use shall be removed, until such time as the approved scheme is implemented.</p> <p>Additionally if no ecological enhancements scheme in accordance with this condition is submitted to the Local Planning Authority within three months of the date of this decision, the use of the site shall cease and all equipment, buildings and materials brought onto the land for the purposes of such use shall be removed.</p> <p>Upon the implementation of the approved ecological enhancements scheme specified in this condition, that scheme shall thereafter be maintained in perpetuity.</p> <p>In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.</p> <p>The submitted information sets out the intention to provide 2no. Schwegler 1B nest boxes, 2no. 2F Schwegler Bat Boxes, 2no. Hedgehog nesting boxes, 2no. Reptile and amphibian hibernacula's and 2no. Insect hibernacula's. The Hibernacula's will be log and stone piles constructed to create crevices and gaps throughout the structure. The Councils Ecology Officer has offered no objections to the submitted details. As such the information is considered acceptable</p>

	and the condition is discharged in full subject to satisfactory implementation.
Recommendation	Discharge – Condition 3

	Signed	Dated
Case Officer		08/12/2025
Development Team Manager		08/12/2025
Determined by Service Director Or on their behalf		08/12/2025