

13.12.2025



TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning (Tree Preservation) England Regulations 2012
Planning (Listed Buildings and Conservation Areas Act 1990
Planning (Hazardous Substances) Act 1990
Planning and Compensation Act 1991

Approval Notice

Major Full Application

Approval has been granted by Ashfield District Council for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Planning Reference Number: **V/2020/0306**

Location of Development: **Hucknall Town Football Club, Watnall Road,
Hucknall, Nottingham, NG15 6EY**

Description of Development: **Demolition of Existing Building and Creation of
Food Store (A1), Access, Landscaping and
Associated Infrastructure**

Applicant Name: **Lidl GB Ltd C/O WSP -**

Date: **20 July 2022**

CONDITIONS:

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans:
 - Site Location Plan A-PL-001 Rev A
 - Existing Site Plan A-PL-002 Rev A
 - Proposed Site Plan A-PL-003 Rev J
 - Proposed Store Plan A-PL-004 Rev B
 - Proposed Store Roof Plan A-PL-005 Rev C
 - Proposed Store Elevations A-PL-006 Rev B
 - Proposed Site / Building Sections A-PL-007 Rev D
 - External Works Detail Sheet 1 A-PL-008 Rev B
 - External Works Detail Sheet 2 A-PL-009 Rev A
 - Surface Treatment Plan A-PL-010 Rev H
 - Landscape Masterplan1085 LWR 01 Rev E
3. Prior to the commencement of development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, this should include:
 - How construction traffic will access the site;
 - Proposed hours and days of working, including when plant machinery will be operational;
 - The parking of vehicles of site personnel, operatives and visitors;
 - Location of the site storage areas, delivery, compounds and plant machinery;
 - Wheel washing facilities;
 - A strategy for the minimization of dust and vibration;
 - A strategy for the minimisation of noise, vibration and dust;
 - Site contact detail in case of complaints;
 - A layout of the construction access including a drawing showing visibility splays;

The approved details shall be adhered to throughout the construction period.
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.
5. No works shall take place (save for above ground demolition works, site preparation, erection of fencing, laying of, or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction

purposes) until a remediation scheme to deal with the potential ground contamination of the site has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. A site investigation scheme, based on the Desk Study already submitted to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- ii. The results of the site investigation and detailed risk assessment referred to in (i) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;
- iii. A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete to a satisfactory standard; and
- iv. A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.

- a) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:
 - i. The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.
Or
 - ii. Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority. additional land contamination shall be fully remedied prior to the first occupation of the development.
 - b) The development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.
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.

7. All planting, seeding or turfing indicated on the approved landscaping masterplan (condition 2) shall be carried out in the first planting and seeding seasons following the occupation of the retail store. Any trees, or plants, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of a similar size and species.
8. The loading or unloading of delivery vehicles shall not take place between 11:00pm to 07:00am Monday - Sunday.
9. The recommendations set out section 6 of the Ecological Appraisal by Baker consultants dated the June 2002 shall be fully adhered to.
10. The recommendations set out in section 10 of the Noise Assessment by Miller Goodall dated the April 2020 shall be fully adhered to.
11. Prior to the occupation of the unit, the electric vehicle charging spaces and PV roof shall be installed in accordance with the details shown on the following plans:
 - Proposed Site Plan A-PL-003 Rev J
 - Proposed Store Roof Plan A-PL-005 Rev C
12. Details of the highways access works shall be submitted to and approved in writing by the Local Planning Authority and be fully implemented prior to the store opening. For avoidance of doubt, these works include the following:
 - a. The site access and the junction with Watnall Road, as indicatively shown on VN91493/ D110 Rev E, to include a right turn ghost island with two pedestrian refuges with demountable street furniture.
 - b. The improvements to the A611 roundabout, as indicatively shown on VN91493/ D110 Rev E.
 - c. A 2.7 metre shared route to the west of the access.
13. Prior to the commencement of development, a waste audit shall be submitted to and approved in writing. This shall detail how waste will be managed in both the construction and operational phase of the development.
14. The total Class A1 (retail) floorspace in the food store hereby permitted shall not exceed 1,905 sq. m (GIA) and the net sales area shall not exceed 1,265 sq. m. Of this, no more than 251sqm of the sales area shall be used for comparison goods and no more than 1,005sqm shall be used for the sale of convenience goods.
15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order or the Use Classes Order the land and buildings shall not be used for any other purpose other than retail, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 1987.

16. Prior to the commencement of the use the developer shall apply to the Local Highway Authority for a Traffic Regulation Order to be provided along Watnall Road and at the junctions of Watnall Road/Nabbs Lane and Watnall Road/Ruffs Drive.

REASONS:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. In the interests of highways safety and residential amenity.
4. To ensure adequate means of surface and foul water disposal.
5. To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants in accordance with NPPF, paragraph 178.
6. In the interests of residential and visual amenity.
7. In the interests of visual amenity.
8. In the interests of residential amenity.
9. In the interests of biodiversity protection.
10. In the interests of residential amenity.
11. To reduce the carbon footprint of the development
12. In the interest of ensuring a safe access to the development.
13. To reduce waste produce from the development.
14. To clarify the extent of the permission to protect the impact on Hucknall Town Centre.
15. To ensure other uses can be fully assessed in terms of their impact on the amenities and safety of the area and Hucknall Town Centre.
16. In the interests of highway safety.

INFORMATIVE

This decision is made in association with the Section 106 Legal agreement and the development of the land shall be carried out in accordance with the requirements of the agreement.

Prior to the erection of any advertisement on the site the applicant is advised to contact the Development Management Section of Ashfield District Council to discuss the proposals. These can be contacted on 01623 457 388.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be eventually adopted by the HA, the new roads and any drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for road works and it is recommended that the appropriate technical approval is sought as part of this

application. Correspondence with the HA should be addressed to hdc.north@nottscc.gov.uk

In order to carry out the off-site works required, the applicant will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake the works, which must comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks, the applicant will need to enter into an Agreement under Section 278 of the Act. The Agreement can take some time to complete as timescales are dependent on the quality of the submission, as well as how quickly the applicant responds with any necessary alterations. Therefore, it is recommended that the applicant contacts the Highway Authority as early as possible. Work in the public highway will not be permitted until the Section 278 Agreement is signed by all parties.

Any details submitted in relation to a discharge of condition planning application are unlikely to be considered by the Highway Authority until technical approval of the Section 278 Agreement is issued.

Planning permission is not permission to work on or from the public highway. In order to ensure all necessary licenses and permissions are in place you must contact highwaysouth.admin@viaem.co.uk

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring. It should be noted that the proposed refuges on Watnall Road will be required to be mounted with demountable bollards and street furniture due to this being a route used for abnormal loads.

The access between Watnall Road and the site access is intended to be adopted when also serving the residential development. It is therefore recommended that the relevant technical approval is sought so as to ensure the access is built to acceptable standards, avoiding the need to reconstruct it, in turn minimising disruption to the highway network in this area and also ensuring uninterrupted access to the proposed development. This decision shall be read in association with the S106 Legal agreement which has been entered into with the landowner, developer and Nottinghamshire County Council. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).

For further detail on the decision please see the application report by contacting the Development Section on 01623 457388.

REASONS FOR APPROVAL

The decision to grant permission has been taken having regard to the policies and proposals in the Ashfield Local plan Review (2002) and all relevant material considerations, including Supplementary Planning Guidance:

PROACTIVE WORKING

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework 2021



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PP. Theresa Hodgkinson
Chief Executive