

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 Remove/Vary Condition

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/2022/0869**

Location of Development: **Hucknall Town Football Club, Watnall Road,
Hucknall, Notts, NG15 7LP**

Description of Development: **Application to Vary Condition 2 - Approved Plans, 3
- Construction Environmental Management Plan, 11
- Electric Vehicle Charging and PV Roof, 13 - Waste
Audit and 14 - Retail Floorspace Restrictions of
Planning Permission V/2020/0306**

Applicant Name: **Lidl GB Ltd**

Date: **15 August 2024**

Address: Council Offices, Urban Road, Kirkby-in-Ashfield, Nottingham. NG17 8DA
Tel: 01623 450000 **Fax:** 01623 457585
www.ashfield.gov.uk

CONDITIONS:

1. The development hereby approved shall be begun before 20th July 2025.
2. This permission shall be read in accordance with the following plans:
 - Site Location Plan A-PL-101
 - Existing Site Plan A-PL-102
 - Proposed Site Plan A-PL-103 Rev E
 - Proposed Building Plan A-PL-104 Rev D
 - Proposed Roof Plan A-PL-105 Rev C
 - Proposed Store Elevations A-PL-106 Rev D
 - Proposed Site / Building Sections A-PL-107 Rev E
 - External Works Detail Sheet 1 A-PL-108 Rev A
 - External Works Detail Sheet 2 A-PL-109 Rev C
 - Surface Treatment Plan A-PL-110 Rev E
 - Landscape Masterplan1085 LWR 01 Rev H
3. The hereby permitted development shall be carried out in accordance with the submitted Construction Environment Management Plan (ref: 896.04.05), prepared by Remada, dated September 2023.
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 and not at any time on Bank Holidays.
9. The recommendations set out section 6 of the Ecological Appraisal by Baker consultants dated the June 2020 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-103 Rev E
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. The hereby permitted Development shall be carried out in accordance with Section 7 - Waste Management of the Submitted Construction Environment Management Plan (ref:896.04.05), prepared by Remada, dated September 2023.
14. The total Class E(a) (retail) floorspace in the food store hereby permitted shall not exceed 1,949 sq. m (GIA) and the net sales area shall not exceed 1,331 sq. m. Of this, no more than 266 sq. m of the sales area shall be used for comparison goods and no more than 1,065 sq. m 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 to the use the developer shall apply to the Local Highway Authority for a Traffic Regulation Order to be provided along Watnall Road and 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 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 produced 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

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).

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 permission is subject to the S106 agreement dated 20 July 2022 under planning permission V/2020/0306 and as amended in accordance with article 2.4 of that agreement by the memorandum dated 06 August 2024.

For further detail on the decision please see the Council's website <https://planning.ashfield.gov.uk/planning-applications> and search for the planning reference number.

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 2023.

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PP. Theresa Hodgkinson
Chief Executive

IMPORTANT NOTES

It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to the Planning Department as well. In some cases you may need further planning approval. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.

Where residential layouts are involved, a favourable planning decision does not necessarily imply that the infrastructure will be suitable for an adoption agreement under the Highways Act 1980.

Details of how to appeal against the conditions on this decision are given on the attached sheet.

Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the *Planning Inspectorate in all cases. In respect of applications for:

- Planning Permission
- Details pursuant to an outline planning permission
- Removal or variation of a condition
- Discharge of condition
- Listed building consent
- Conservation area consent and
- Applications for the determination of prior approval of details.

You have 6 months from the date of the decision to appeal. However, In respect of householder applications you have 12 weeks from the date of decision to lodge an appeal.

*Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Telephone: 0117 372 6372
Bristol
enquiries.pins@gtnet.gov.uk
BS1 6PN

Email:

Website: <https://www.gov.uk/government/organisations/planning-inspectorate>

Notes for applicants who intend to carry out works that affect new or existing Highway and Public Open space:

It is strongly recommended that the applicant contact the Council at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

Correspondence with the Council should be addressed to:-

**Nottinghamshire County Council
Highways Management (North)
Fountain Court
Bevercotes House
Sherwood Energy Village
Ollerton
Nottinghamshire
NG22 9FF**

**Telephone contact - 01623-520711
Email contact hdc.north@nottscc.gov.uk**

Section 38 Agreement (Highways Act 1980)

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Council, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for road works.

www.leics.gov.uk/htd

Advanced Payments Code (Highways Act 1980)

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The code applies both to roads/streets that are to remain private and those that are to be adopted. The developer should contact the Council with regard to compliance

with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the applicant contact the Council as early as possible to discuss this.

Diversions, ‘stopping up’ of public rights of way or highway (Section 247 & 257 of the Town & Country Planning Act 1990)

The proposed development may affect a public right of way. Following a grant of planning permission, the local planning authority may make an order to stop up or divert a footpath or bridleway if they are satisfied that it is necessary to enable development to be carried out in accordance with Planning Permission.

The granting of planning permission does not mean that public rights of way will automatically be diverted or stopped up. A separate application must be made to stop up or divert a footpath or bridleway following the granting of planning permission. The applicant will need to contact **Legal Services 01623-457323** to ascertain the legal steps required to be undertaken.

Any preliminary obstruction of or interference with the public rights of way concerned is not only an offence but may make it impossible for the local planning authority to proceed with the making of the Order.

Green Space & Sustainable Urban Drainage Systems (SUDS) schemes

It is important that the applicant contact the Council at an early stage when looking to introduce any Green Space areas and features or SUDS proposals into any future development sites, to agree long term maintenance issues and help eliminate future land ownership problems and concerns including boundaries, perimeters and public access points.

Correspondence with the Council for Green Space and SUDS enquiries should be addressed to:-

For public open/green space land transfer-

***Estates Manager
Telephone contact 01623-457277***

And for future maintenance-

***Service Lead – Waste & Environment
Telephone contact 01623-457873***

Notes for applicants who intend to carry out work which will include the demolition of a building of more than 50 cubic metres:

You will be required to serve a notice on the Authority under Section 80 of the Building Act 1984. The notice should be accompanied by a location plan. Upon receipt of the notice we will consult with the necessary bodies and, where appropriate, a consent to demolish will be issued (under Section 81 of the Act) together with conditions, which must be complied with when demolition is carried out. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.

Notes for applicants who intend to carry out work to which the Building Regulations apply:

Now that your Planning permission has been granted, you will also need to consider applying for Building Regulation approval. The process should be straight-forward and is in simple terms a technical exercise to ensure that your project will comply with current national building standards. These are minimum standards that aim to ensure your health and safety (and other members of your household) is not compromised. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.