

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

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| DISTRICT: | Ashfield | Date Received | 16/12/2025 |
| OFFICER: | Daniel Power | | |
| PROPOSAL: | Application for approval of details reserved by condition 3- construction management plan, 5 - finished floor levels, 6 - surface water drainage, 7 - foul drainage, 8 - waste audit, 9 - remediation scheme, 10 - unexploded ordnance risk management, 12 - road | D.C. No. | V/2025/0696 |
| LOCATION: | 23 Beck Lane, Sutton In Ashfield, Nottinghamshire, NG17 3AH | | |
| APPLICANT: | Mr Thomas Griffiths | | |

This application is for the approval of details reserved by various conditions relating to permitted application V/2024/0587 as follows:

Condition 3 reads:

Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall provide details of, but not limited to, the following: (A Construction Management Plan has been provided (CMP) dated January 2026, Rev. A):

- a) Details of noise, dust and vibration suppression; Not highways related.*
- b) Details of any compound and welfare areas to include their location and appearance, heights of any cabins to be sited, and details of any associated external lighting; The drawing provided in the CMP shows the compound at the rear of the site which is acceptable.*
- c) Details of on-site materials storage areas; The materials storage area is located at the rear of the site which is acceptable.*
- d) Details of on-site construction parking and manoeuvring area, including loading and unloading of plant and materials; Car Park location is at the rear of the site which is acceptable, and loading and unloading area with turning area is satisfactorily demonstrated on the drawing. No loading/unloading should take place on the public highway.*
- e) Details of any crusher to be used on site; No crusher to be used.*
- f) Details of any piling which is required; No piling expected.*

g) *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; The site will be secured by Heras fencing which should be regularly maintained.*

i) *Details of wheel washing facilities and road sweeping facilities during construction; Wheel washing facilities are shown at the exit of the site, within the site curtilage which is acceptable. A road sweeper will also attend if necessary.*

j) *A scheme for recycling/disposing of waste resulting from demolition and construction works; Not highways related.*

k) *Details of the routing of deliveries, visitors and construction vehicles to site; It is stated delivery vehicles will approach the site direct using the route from the A38. Banksmen to supervise all HGV movements. Any potential temporary signage which may be considered will need to be approved by the Highway Authority. The applicant should contact roadworks.north@viaem.co.uk for advice/approval.*

l) *Details of any hoarding to be erected. The site will be secured by Heras fencing which should be regularly maintained.*

m) *Proposed hours and days of working and deliveries to and from the site; Hours of work provided with no Sunday working.*

n) *The parking of vehicles of site personnel, operatives and visitors; As a dedicated parking area is provided, no parking shall take place on the public highway.*

o) *Site contact details in case of complaints. This is to be confirmed.*

p) *Timings of vehicular arrivals and departures. Deliveries should be timed to avoid queues and potential conflict with local road users.*

q) *Advanced warning and route signage on Omberley Avenue and its approaches. Any potential temporary signage which may be considered will need to be approved by the Highway Authority. The applicant should contact roadworks.north@viaem.co.uk for advice/approval prior to any works taking place.*

The development shall be carried out in accordance with the approved details for its entire construction phase.

Condition 5 – not highways related.

Condition 6 – LLFA have responded separately.

Condition 8 – not highways related.

Condition 9 – not highways related.

Condition 10 – not highways related.

Condition 12 reads:

No development hereby permitted shall take place (save for above ground demolition works) until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross-sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.

The applicant has submitted details relating to the construction of the new road and these have been submitted to NCC partner, Via East Midlands, for assessment. Technical approval has not yet been granted, therefore, this Condition may not be discharged.

Condition 16 – not highways related.

Condition 22 reads:

Each dwelling shall not be occupied until provision has been made within the application site for the secure, covered parking of cycles and secure cycle equipment storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Drawing no. 08 Rev. C has been submitted which shows satisfactory cycle storage facilities, therefore, this Condition may now be discharged.

Condition 23 reads:

No dwelling shall be occupied until the waste and recycling facilities and where relevant the bin collection point serving that dwelling have been provided.

Drawing no. 08 Rev. C has been submitted which shows satisfactory bin storage facilities per unit and bin collection point for the private drive within the site, therefore, this Condition may now be discharged.

Stella Euerby
Principal Development Control Officer

16/01/26