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**Contact:** Daniel Power  
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**Your Ref:**  
**Our Ref:** V/2025/0696  
**Date:** Friday, 30 January 2026

**SITE:** 23, Beck Lane, Sutton in Ashfield, Notts, NG17 3AH  
**PROPOSAL:** Application for Approval of Details Reserved by Condition 3-  
Constuction 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 Details, 16 - Archaeology Report, 22 -  
Cycle Storage, 23 - Waste and Recycling As Of Permission  
V/2024/0587

Dear Sir/Madam

I write further to your application to discharge conditions (3, 5, 6, 7, 8, 9, 10, 12, 16, 22 and 23.) relating to the above. After reviewing the submitted information, I can comment as follows;

**Condition 3- Construction Management Plan**

**Status: Condition Discharged in Full Subject to Implementation**

The submitted CMP has been considered by the Loca highway Authority and the councils Environmental health officer. The details submitted are considered acceptable to discharge Condition 3 in full, subject to implementation in accordance with the approved plans

**Condition 5 - Finished Floor Levels**

**Status: Condition Discharged in Full Subject to Implementation**

The finished floor levels provided are considered acceptable and therefore the condition can be discharged subject to implementation of the approved details.

**Condition 6 - Surface Water Drainage**

**Status: Condition Discharged in Full Subject to Implementation**

The submitted surface water drainage details have been considered by the LLFA and are considered acceptable. This condition is therefore discharged subject to implementation of the approved details.

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### **Condition 7 - Foul Drainage**

#### **Status: Condition Discharged in Full Subject to Implementation**

The submitted foul drainage details have been considered by the LLFA and are considered acceptable. This condition is therefore discharged subject to implementation of the approved details.

### **Condition 8 - Waste Audit**

#### **Status: Condition Discharged in Full Subject to Implementation**

The submitted waste audit is considered acceptable. This condition is therefore discharged subject to implementation of the approved details.

### **Condition 9 - Remediation Scheme**

#### **Status: Condition part Discharged**

The councils Environmental Health officer has commented on the application stating that they have no objections to the site investigation being undertaken post demolition, however as the site investigation and risk assessment is incomplete this means only part discharge of Condition 9 relating to the submission of a preliminary risk assessment report.

Subsequent parts of condition 9 should not be discharged until the site investigation and risk assessment of the former vehicle garage (workshop) has been completed and the risks reviewed by the EHO and the EA.

We recommend part discharge of condition 9 part I requiring submission of a Preliminary risk assessment. We are unable to recommend discharge of parts II to VI of condition 9 until further information has been provided and in particular site investigation and risk assessment undertaken for the Vehicle Garage.

### **Condition 10 - Unexploded Ordnance Risk Management**

#### **Status: Condition Discharged in Full Subject to Implementation**

The Unexploded Ordnance Risk Management report is considered acceptable and therefore the condition can be discharged subject to implementation of the approved details

### **Condition 12 - Road Details**

#### **Status: Condition remains, not discharged**

The Highways Authority has advised that technical approval has not yet been granted, therefore, this Condition may not be discharged.

### **Condition 16 - Archaeology Report**

#### **Status: Condition Discharged in Full Subject to Implementation**

The submitted evaluation report was considered by NCC Archaeologist, who has no objections to the report and suggest the condition can be discharged.

### **Condition 22 - Cycle Storage**

#### **Status: Condition Discharged in Full Subject to Implementation**

The details of the cycle storage are considered acceptable and therefore the condition can be discharged subject to implementation of the approved details.

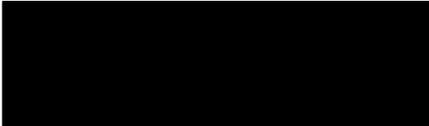
**Condition 23 - Waste and Recycling**

**Status: Condition Discharged in Full Subject to Implementation**

The details of the waste and recycle are considered acceptable and therefore the condition can be discharged subject to implementation of the approved details

I trust this information is satisfactory. Should you require any further assistance please do not hesitate to contact me.

Yours Sincerely



pp Christine Sarris  
**Assistant Director Planning**