

Delegated Report

Application Number: V/2025/0696

Address: 23, Beck Lane, Sutton in Ashfield, Notts, NG17 3AH

The Application	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
Summary of comments received	<p>Archaeologist</p> <p>Given the absence of significant activity and dating material and the widely distributed modern disturbance, I believe that on balance it is unlikely that further significant archaeological remains will be encountered during the residential development of the site.</p> <p>Consequently, no further archaeological input is necessary for this site and both conditions 15 and 16 of permission V/2024/0587 can be discharged in full if you are minded to do so. This would be subject to the report being formally submitted to the Nottinghamshire Historic Environment Record (NHER) and the archive deposited as directed in condition 16.</p> <p>NCC highways</p> <p><u>Condition 3</u></p> <p>Raised no objections</p> <p><u>Condition 12</u></p> <p>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.</p> <p><u>Condition 22</u></p> <p>Drawing no. 08 Rev. C has been submitted which shows satisfactory cycle storage facilities, therefore, this Condition may now be discharged.</p> <p><u>Condition 23</u></p> <p>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.</p> <p>Environment Agency</p> <p>We have no issue to the site investigation being undertaken post demolition, however as the site investigation and risk assessment is incomplete this means we will only be able to recommend part</p>

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 note that the wording of condition 9 allows demolition of the vehicle garage as part of above ground demolition works and site preparation works.

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.

Environmental Health:

Post-Demolition Investigation Following demolition of the workshop buildings, a targeted contamination assessment of the exposed footprint shall be undertaken by a suitably qualified environmental consultant. This assessment shall include consideration of any bonfire residues. A report detailing the findings and any required remediation or mitigation measures shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).

Unexpected Contamination If contamination that has not previously been identified is encountered during construction, all works in the affected area shall cease immediately. A competent environmental specialist shall assess the material and provide recommendations to the LPA for approval before works recommence.

Verification (if required) Where remediation is deemed necessary, a verification report demonstrating that the approved measures have been satisfactorily completed shall be submitted to and approved by the LPA prior to occupation.

Having reviewed the updated CMP, I can confirm that while the level of detail has improved, only limited additional information has been provided. Nevertheless, the fundamental measures for managing dust, noise and vibration are now included. On this basis, I am satisfied that Condition 3 may be discharged as requested on this occasion.

Summary

Condition 3- Construction Management Plan
 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

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

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.

Condition 7 - Foul Drainage

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

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

Condition 9 - Remediation Scheme

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

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

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

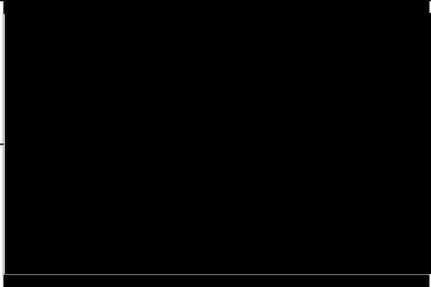
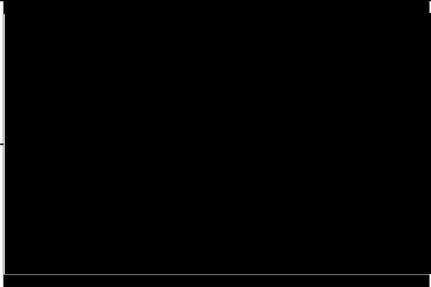
Condition 16 - Archaeology Report

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

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

	<p>the approved details.</p> <p>Condition 23 - Waste and Recycling The details of the waste and recycle are considered acceptable and therefore the condition can be discharged subject to implementation of the approved details</p>
Recommendation	Recommend the discharge of conditions 3, 5, 6, 7, 8, 10, 16, 22 and 23. Part discharge condition 9 and condition 12 remains.

	Signed	Dated
Case Officer		30/01/2026
Development Team Manager		30/01/2026
Determined by Service Director Or on their behalf		30/01/2026