

Hi all,

For indexing please.

Kind regards,

Sophie Sales
Technical Planning Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Email: sophie.sales@ashfield.gov.uk
Tel: 01623 457378

You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

From: Kennedy.Nwokolo <Kennedy.Nwokolo@ashfield.gov.uk>
Sent: 04 February 2026 15:41
To: Sophie.Sales <Sophie.Sales@ashfield.gov.uk>
Subject: Ref: V/2025/0670 - EP Comments - Cauldwell House, Cauldwell Road, Mansfield, Nottinghamshire
Importance: High

Hi Sophie,

I refer to the Construction phase plan dated November 2025 submitted in support to discharge condition 6. Applicant has stated that the proposed working hours will be Mon to Fri - 07:30am - 17:00pm, Sat - 07.30am - 13.30pm and no works to be undertaken on Sundays or Bank Holidays. Construction hours on Saturday should finish by 13:00 hrs. Furthermore, applicant/consultant has not given detailed information on how to deal with noise, vibration, and dust but especially dust and noise issues within and around the site premises.

Given the scale of the development and/or its proximity to sensitive receptors e.g. residential dwellings, I would recommend that the applicant prepares and submits a detailed Construction Management Plan for the control of noise and dust throughout the demolition/construction phase of the development.

The statement will need to provide detailed proposals for the control of dust and other air emissions from the site, having regard to relevant guidance, for example guidance produced by the Greater London Authority (GLA, 2006), or the Institute of Air Quality Management (IAQM, 2012).

Noise management procedures should have regard to the guidelines described in BS5228, or other agreed guidance/standards.

Conclusively, due to the concerns as stated above. Applicant/consultant will need to address the issues raised above before further comments.

I have no further comments regarding the discharge of condition 6.

Kind Regards

Kennedy Nwokolo

Environmental Health Officer (Environmental Protection)
Commercial and Environmental Protection
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email: kennedy.nwokolo@ashfield.gov.uk

From: planning.admin@ashfield.gov.uk <planning.admin@ashfield.gov.uk>

Sent: 06 January 2026 08:10

To: custep@ashfield.gov.uk; AssureEmail <AssureEmail@ashfield.gov.uk>

Subject: V/2025/0670

Importance: High