

Appendix 1 - Recommended Conditions for 24/00317/FULM

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

02

No development shall be commenced (excluding demolition or site clearance) until a phasing plan for carrying out the approved works has been submitted to, and approved in writing by the local planning authority. The approved phasing plan shall be adhered to throughout the construction period unless otherwise agreed in writing by the local planning authority.

Reason: In order to allow for a phased development and ensure that appropriate mitigations are delivered in a timely manner.

03

No development shall be commenced, on any phase of the development, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority covering that phase of work. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e. measures to control the emission of dust and dirt during construction;
- f. wheel washing facilities;
- g. hours/days of constructions; and
- h. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of sustainability, residential amenity and highway safety.

Part 1

No development shall take place other than in accordance with an archaeological Mitigation Strategy for the protection of archaeological remains in sensitive areas, submitted to and approved by the Local Planning Authority prior to the start of development. Where development will result in an archaeological impact to one of the identified areas of archaeological interest, a Written Scheme of Archaeological Investigation must be submitted to and approved by the Local Planning Authority. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording;
3. Provision for site analysis;
4. Provision for publication and dissemination of analysis and records;
5. Provision for archive deposition; and
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Part 2

The archaeological site work must be undertaken only in full accordance with the approved Written Scheme of Investigation. The applicant shall notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation to the methods and procedures set out in the approved Written Scheme of Investigation shall take place without the prior consent of the Local Planning Authority.

Part 3

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the archaeological works hereby approved being commenced, unless otherwise agreed in writing by the Local Planning Authority. The post-investigation assessment must be completed in accordance with the programme set out in the approved Mitigation Strategy and Written Schemes of Investigation and shall include provision for analysis, publication and dissemination of results and deposition of the archive being secured.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation, to ensure satisfactory arrangements are made for the recording of possible archaeological remains and to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.

05

No development approved by this planning permission shall commence within any phase, until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority covering that phase of work. This strategy will include the following components:

- A site investigation scheme, based on the Preliminary Geo-Environmental and Coal Mining Risk Assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework.

06

No works or development shall take place within any phase until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority covering that phase of work. This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.
- c. Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
- e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme. The protection measures shall be retained during the development of the site.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

07

Save for the access itself, no other construction works pursuant to the permission hereby given shall commence until the access as indicatively shown on 31310/AC/019 rev A is provided, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety.

08

No development, other than the access as indicatively shown on drawing no. 31310/AC/019 rev A, shall take place within each phase of development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority covering that phase of work. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) An annotated plan providing a summary of the elements covered by items b), c), d), e) and h).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of biodiversity interests.

09

No development shall take place until an outline Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority and this

is to be based on the Post Development Habitats Plan (Figure 2 Revision A) of the submitted Biodiversity Gain Assessment. The content of the outline LEMP shall include the following:

- a. The location and summary description of the features to be maintained and/or enhanced, or created;
- b. A summary of the outline proposed actions to maintain and/or enhance or create the features, and the timing of those actions;
- c. An annotated plan providing a summary of the elements covered by items a, and b.

Reason: Material weight has been given to the biodiversity net gain and the condition is necessary to secure the proposals for as well as mitigating the impacts of the proposed development. Furthermore, the supporting information is not based on the final approved development design plans and are only indicative so will need to be updated.

010

No part of the development within a particular phase hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved DeltaSimons Flood Risk Assessment and Drainage Strategy dated December 2023 ref 87854.548836, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority covering that phase of work. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Include scaled drawings and sections as appropriate, in particular relating to the indicative SUDS basin
- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. o No surcharge shown in a 1 in 1 year.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

o No flooding shown in a 1 in 30 year.

o For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.

- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

Prior to Occupation/first Use

11

Prior to first occupation or operational use of each phase of the development hereby approved, a final (updated) LEMP for that phase shall be submitted to and approved in writing by the local planning authority. The LEMP is to be supported by an updated Biodiversity Gain Assessment based on the post-development on-site habitat for that phase and the post-development habitats for each other phase whether started or otherwise. The content of the LEMP shall include the following:

- a. The location and summary description of the features to be maintained and/or enhanced, or created;
- b. The proposed actions to maintain and/or enhance or create the features, and the timing of those actions;
- c. The proposed management prescriptions for those actions;
- d. An annotated plan providing a summary of the elements covered by items a, b, and c;
- d. An annual work schedule covering a 5-year period (with the view that the management proposals would be reviewed every 5 years and implemented for 30 years);
- e. Identification of who will be responsible for implementing the LEMP; and
- f. A schedule for monitoring the implementation and success of the LEMP, this to include monitoring reports to be submitted to Newark and Sherwood District Council

at appropriate intervals. The provision of the monitoring reports shall then form part of the planning condition.

The approved LEMP shall then be implemented in accordance with the approved details therein including to an agreed implementation schedule.

Reason: Material weight has been given to the biodiversity net gain and the condition is necessary to secure the proposals as well as mitigating the impacts of the proposed development in a timely manner.

12

Notwithstanding the submitted version, which is not approved, no part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority covering that phase of the development. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanisms) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the potential for sustainable transport movements is secured.

13

No part of the development hereby approved (except for the pylon training facility) shall become first operational until a 1.8m high acoustic fence has been installed along the perimeter boundary of the properties with Kelsey Avenue, the details and location of which shall first be agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and to accord with the submission, in particular the noise assessments and technical note at 3.2.3 undertaken by WSP.

14

No part of the development hereby approved shall become first operational until such time as an updated Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority covering that phase of work. This shall agree matters such as typical hours of operation and mitigation measures that will be put into place for when operations that have been identified within the updated Noise Assessment (dated 1st July 2024 by WSP) as potentially problematic such as grinding take place. The agreed mitigation measures shall thereafter be implemented on site.

Reason: In the interests of residential amenity and to accord with the submission.

15

Prior to the development hereby approved becoming first operational or first occupied within any phase, details of any external lighting to be used in the development shall be submitted to and approved in writing by the local planning authority covering that phase of work. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development.

Reason: In the interests of visual and residential amenity.

16

Prior to the development of any phase being first brought into use, details of an internal signage scheme directing visitors to parking arrangements (including the overflow parking area) shall be submitted to and approved in writing by the Local Planning Authority. The approved signage scheme shall be made available for use prior to the development being first brought into use and shall thereafter be retained for parking for the lifetime of the development.

Reason: To ensure that the development provides sufficient parking in the general interests of highway safety.

17 (Trigger for implementation amended as the applicant cannot install the buffer until the new workshop is constructed as there is an existing building that needs to be de-canted into the new facility where the buffer currently is)

The 20m buffer zone and planting area as show on Drawing No. 117-GTH-01-ZZ-DR-A-2011 (Rev E) adjacent to the boundary with Kelsey Avenue shall be established within six months of occupation of the new Workshop A & B building unless otherwise agreed in writing by the Local Planning Authority, after which it shall be maintained in perpetuity. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations.

Reason: To ensure the protection of neighbour amenity and to ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

Compliance Conditions

18

Notwithstanding the requirement of condition 16, the approved soft landscaping as shown on the following drawings:

Indicative Plant Schedule (1000 Rev PL02)
Soft Landscape General Arrangement Plan – Sheet 1 (1001 Rev PL02)
Soft Landscape General (1002 PL02)
Arrangement Plan – Sheet 2 (1002 PL02)
Soft Landscape General Arrangement Plan Sheet 3 (1003 REV PL02)
Soft Landscape General Arrangement Plan Sheet 4 (1004 REV PL02)
Soft Landscape General Arrangement Plan Sheet 5 (1005 REV PL02)
Soft Landscape General Arrangement Plan Sheet 6 (1006 REV PL02)
Soft Landscape General Arrangement Plan Sheet 7 (1007 REV PL02)
Soft Landscape General Arrangement Plan Sheet 8 (1008 REV PL02)
Soft Landscape General Arrangement Plan Sheet 9 (1009 REV PL02)
Soft Landscape General Arrangement Plan Sheet 10 (1010 REV PL02)
Soft Landscape General Arrangement Plan Sheet 11 (1011 REV PL02)
Soft Landscape General Arrangement Plan Sheet 12 (1012 REV PL02)
Soft Landscape General Arrangement Plan Sheet 13 (1013 REV PL02)

shall be completed during the first planting season following the first occupation/use of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

19

Notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987 (as amended) the Tunelling building (Building 9 on the site plan) to remain on site, shall only be used for storage purposes.

Reason: In the interests of residential amenity and to accord with the submission, in particular the noise assessments undertaken by WSP.

20

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application.

Reason: In the interests of visual amenity.

21

All gates including the pedestrian gates as indicated on drawing number 31310/AC/019 rev A shall be kept fully open during business hours.

Reason: In the interests of highway and pedestrian safety.

22

The external lighting permitted by this permission shall only be illuminated during the operational hours of the premises to which it relates.

Reason: In the interests of visual and residential amenity.

23

During the construction period the following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

The development hereby permitted shall not be carried out except in accordance with the following approved plans.

Site location Plan (117-GTH-01-ZZ-DR-A-2001 Rev A)
 Site Plan Proposed (117 GTH 01 ZZ DR A 2011 REV E)
 Site Plan Proposed Office Area (117 GTH 01 ZZ DR A 2012 REV P)
 Site Plan Proposed Workshop Area (117 GTH 01 ZZ DR A 2013 REV B)
 Site Plan External Finishes Plan (117 GTH 01 ZZ DR A 2014 REV A)
 Site Sections 1 (117GTH 01 ZZ DR A 2051)
 Site Sections 2 (117 GTH 01 ZZ DR A 2052)
 Site Sections 3 (117 GTH 01 ZZ DR A 2053)
 Site Sections 4 (117 GTH 01 ZZ DR A 2054)
 Site Sections 5 (117 GTH 01 ZZ DR A 2055)
 Site Sections 6 (117 GTH 01 ZZ DR A 2056)
 Elevations (117 GTH 02 GF DR A 2111 REV B)
 Illustrative Elevations (117 GTH 02 GF DR A 2112 REV B)
 Typical Training Pylon Elevation (117 GTH 01 ZZ DR A 2070)
 GA PLAN, GROUND FLOOR (117 GTH 02 00 DR A 2100 REV B)
 GA PLAN, FIRST FLOOR (117 GTH 02 00 DR A 2100 REV B)
 GA PLAN, ROOF PLAN (117 GTH 02 02 DR A 2102 REV A)
 GA PLAN, GROUND FLOOR (117 GTH 03 GF DR A 2200 REV A)
 GA PLAN, FIRST FLOOR (117 GTH 03 01 DR A 2201 REV A)
 GA PLAN, ROOF PLAN (117 GTH 03 02 DR A 2203 REV A)
 GA PLANS, GROUND AND FIRST FLOOR (117 GTH 03 ZZ DR A 2202 REV A)
 OLLERTON WORKSHOP, ELEVATIONS (117 GTH 03 ZZ DR A 2211 REV A)
 OLLERTON WORKSHOP, ILLUSTRATIVE ELEVATIONS (117 GTH 03 ZZ DR A 2211 REV A)
 OLLERTON WORKSHOP SECTIONS (117 GTH 03 ZZ DR A 2212 REV A)
 OLLERTON GATEHOUSE, GA PLAN, GF (117 GTH 04 GF DR A 2300)
 OLLERTON GATEHOUSE, SECTIONS (117 GTH 04 ZZ DR A 2310)
 OLLERTON TRAINING VIEWING AREA, PLAN (117 GTH 05 ZZ DR A 2400)
 OLLERTON TRAINING VIEWING AREA, ELEVATIONS (117 GTH 05 ZZ DR A 2411)
 ILLUSTRATIVE LANDSCAPE MASTERPLAN (5000 REV PL02)
 LANDSCAPE SECTIONS (8001 REV PL02)
 INDICATIVE SITE ACCESS (31310/AC/019 & 020)

Reason: So as to define this permission.

Classroom training shall only take place in the areas as defined on drawing number 117-GTH-02-00-DR-A-2100 rev B.

Reason: To ensure that the development accords with the highway assessments, in the interests of highway capacity and safety.

END OF CONDITIONS.