

20/00339/S73M – Appendix 1 – Conditions

01

The development shall be implemented in accordance with the phasing scheme shown on drawing no. Revised Site Phase 3 - 2242 (03) 052 Rev. A received 10th November 2017 unless otherwise agreed in writing through a non-material amendment. Prior to the commencement of each Phase beyond Phase 1, a full detailed programme including anticipated timeframes should be submitted to and approved in writing by the Local Planning Authority. The agreed programme shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority. To confirm, the approved details for Phase 1 were demonstrated by plan reference 2242(08)11 Rev. A as agreed through the discharge of condition letter dated 4th July 2018. For the avoidance of doubt the car parking provision hereby approved within Phase 1 should be completed and available for use prior to the commencement of Phase 2.

Reason: In order for the development to be delivered in a satisfactory manner in the interests of ensuring that there is adequate parking provision available for the intended end uses and that the sporting offer is delivered in a way which addresses any potential losses of alternative provision.

02

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

- Revised Landscape Masterplan - NO455 08 001 Rev. B
- Proposed Fencing- 10976 (SK) 2045 Rev. D
- Revised Site Phase 1 - 2242 (03) 050 Rev. A
- Revised Site Phase 2 - 2242 (03) 051 Rev. A
- Revised Site Phase 3 - 2242 (03) 052 Rev. A
- Horizontal Illuminance Levels - UKS11521 - 8A
- Site Plan – 2242(08)S01 Rev. C dated 17/03/20;
- Block Plan – 2242(08)002 Rev. B dated 25/02/20;
- Ground Floor Plan & Landscape – 2242(08)005 Rev. D dated 25/02/20;
- First Floor Plan – 2242(08)006 Rev. B dated 25/02/20;
- Roof Plan – 2242(08)007 Rev. B dated 24/02/20;
- Sections – 2242(08)008 Rev. B dated 24/02/20;
- Proposed Elevations – 2242(08)009 Rev. C dated 25/02/20;
- Second Floor Plan – 2242(08)012 dated 24/02/20;
- First Floor Mezzanine Plan – 2242(08)013 dated 25/02/20

unless otherwise agreed in writing by the Local Planning Authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

No development shall take place in respect to Phase 2 until details and samples of the materials identified below have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Facing Materials

Bricks

Roofing Tiles

Reason: In the interests of visual amenity

04

The boundary details shown on plan reference SS2409 05 Rev. 00 and Site Fencing Layout – 10976 – WMS – ZZ – XX –DR – C – 39002 –S8 –P01 (as agreed through the discharge of condition letter dated 16th April 2018) shall be retained in full for the operational lifetime of the development.

Reason: In the interests of residential and visual amenity.

05

Notwithstanding the additional area of car parking shown on plan reference Site Plan – 2242(08)S01 Rev. C dated 17/03/20 development shall be carried out in accordance with the approved hard landscape work details agreed by discharge of condition letter dated 4th July 2018 and retained for the operational lifetime of the development. For the avoidance of doubt the approved details are shown on the following plan and document references:

Tree protection measures:

- N0481 (96)001 Rev. D. 'Northern 'Wedge' Soft Landscape Proposal';
- 6737-A-05 Rev C Tree Retention & Protection Plan – South;
- 6737 Technical Note – Tree Removal & Mitigation, with Eco Management Plan Rev D;
- Technical Note (FPCR 15th May 2018)

Hard surfacing materials including the finish of the associated pitches:

- 2242(08)011 RevA Site Plan Phase 1
- 10976-WMS-ZZ-XX-DR-C-39504-D2-P05-SURFACING-18.03.28

Proposed finished ground levels or contours:

- 6 - 10976-WMS-ZZ-XX-DR-C-39004-S8-P01-LEVEL_STRATEGY-18.04.10

Car parking layouts and materials:

- 10976-WMS-ZZ-XX-DR-C-39503-D2-P03-CAR_PARK-18.03.07

Proposed and existing functional services above and below ground:

- Utilities Survey (5 Parts)
- AX1718-E-1001 B Proposed underground services and ductwork distribution schematic
- AX1718-E-1002 B Proposed underground duct services
- AX1718-E-7001 B DNO underground network power cable diversion
- AX1718-E-8001 B New LV incoming electricity underground services
- 10976-WMS-ZZ-XX-DR-C-39201-D2-P05-PHASE_1_DRAINAGE-18.03.28

Details of storage equipment for each sporting element:

- 10976(SK)2041_K-Proposed Site Layout 18.09.05

Details of a scheme for CCTV coverage of public spaces

- AX1718-E-4001 B Proposed external CCTV & Tannoy coverage
- AX1718-E-4002 B Proposed external CCTV & Tannoy control

Reason: In the interests of visual amenity; residential amenity; efficiency of sporting use and biodiversity.

06

The approved soft landscaping and associated mitigation works within each Phase pursuant to Condition 1 as demonstrated on the Landscape Masterplan reference NO455 (08) 001 Rev. B and the Grassland / Hedgerow Retention, Creation, Protection and Management Plan - 6737-E-07b shall be completed during the first planting season following the commencement of the development to each Phase, or such longer period as may be agreed in writing by the Local Planning Authority. For the avoidance of doubt these includes mitigation measures demonstrated such as the incorporation of log piles. 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 unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt the hedgerows should be maintained to a minimum width of 2m and include a 1m margin of rough grassland.

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

07

The development shall be carried out in complete accordance with the mitigation recommendations contained in Section 4.37; 4.42; and 5.4 of the Ecological Appraisal undertaken by fpcr dated September 2017 unless otherwise agreed through approval of a non-material amendment to the permission. For the avoidance of doubt 4.27 requires that all lighting be turned off at 22:00 (all year round), to clarify there should be no illumination of the lighting hereby approved between the hours of 22:00 and 07:00. 4.42 relates to the need to safeguard grass snake and outlines a suitable method statement which must be complied with. 5.4 requires that the tree to be lost for arboriculture reasons should be subject to an endoscope inspection by a licenced bat worker immediately prior to removal.

Reason: In order to afford protection to protected species and to achieve ecological enhancements in line with the Core Strategy and the NPPF as submitted by the applicant.

08

The development shall be carried out in accordance with the requirements and recommendations of the Written Scheme of Investigation dated 27th January 2018 and the 'Archaeological Watching Brief' dated February 2018 and 'Geophysical Survey' dated February 2018 as agreed through the discharge of condition letter dated 16th April 2018.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

09

Prior to Phase 2 of the development being brought into use, a validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology agreed by the discharge of condition letter dated 4th July 2018 shall be submitted to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

010

The development shall be carried out in accordance with the following drainage details as agreed by discharge of condition letter dated 4th July 2018:

- Micro Drainage Calculations – 11189 dated 22/06/2018
- NCAV Phase 1 – Drainage Strategy – Rev. A
- SUDs Maintenance Schedules
- Maintenance 2006 Guide
- Pitch Drainage Layout – 11189(9)01

- Car Park Drainage Layout – 11189(9)02A
- Athletics Track layout – 11189(9)03

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

011

The development shall be carried out in complete accordance with the mitigation recommendations contained in Section 4.19 of the Noise Impact Assessment undertaken by Hepworth Acoustics dated September 2017 unless otherwise agreed through approval of a non-material amendment to the permission. For the avoidance of doubt this requires that the combined rating level of noise from any plant is controlled to be at least 3 dB below the existing background level at the nearest dwellings during the times of operation. As functions may run until 00:00 the combined rating level for all plant outside the nearest dwellings should be controlled to 32 dB, which is 3 dB below the lowest background level (LA90) measured until 00:00.

Reason: In the interests of residential amenity.

012

No hedge or tree that is to be removed as part of the development hereby permitted shall be lopped, topped, felled or otherwise removed during the bird nesting period (beginning of March to end of August inclusive) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for the protection of nesting birds on site.

013

The staff car park served off Elm Avenue shall be controlled in accordance with the details enclosed within the letter dated 10th March 2020 – 2242/2.0/CJG. For the avoidance of doubt the car park should be controlled by a security gate during the daytime to which staff members have a key.

Reason: To prevent uncontrolled use that may lead to on-street parking to the detriment of the safety and amenity of local residents.

014

For the duration of Phase 1 in accordance with the phasing scheme shown on drawing no. Revised Site Phase 3 - 2242 (03) 052 Rev. A received 10th November 2017 the coach parking as demonstrated on plan reference Coach Parking Phase 1 – 2242(15)006 Rev. A dated 17/03/2020 shall be available for the parking of coaches and for no other purpose.

Prior to the development within Phase 2 being brought into use, the coach parking as demonstrated on plan reference Site Plan – 2242(08)S01 Rev. C dated 17/03/20 shall be available for the parking of coaches and for no other purpose. The coach spaces shall thereafter be retained for the operational lifetime of the development.

Reason: To ensure that adequate off-street provision is made to reduce the possibilities of the proposed development leading to coaches parking on-street.

015

The diverted footpath shown on plan reference Bridleway Layout - 10976-WMS-ZZ-XX-DR-C-39501-D2-P05 shall remain available for public use during the operational life of the development.

Reason: To retain a safe and sustainable public right of way.

016

The development shall be carried out in accordance with the Travel Plan – BRNW-BSP-ZZ-XX-RP-D-0001-P04_Travel_Plan by bsp Consulting – 17-0391 dated March 2020; specifically the action plan at Appendix B with the exception that the monitoring and review of the Travel Plan should be submitted to and approved in writing by the Local Planning Authority in consultation with Nottinghamshire County Council as the Highways Authority.

Reason: To promote sustainable travel.

017

The Management and Maintenance of the 3G Football Pitch and Community Sports Pitch shall be carried out in accordance with the details received 26th September in line with the discharge of condition letter dated 18th January 2019.

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy SP8 and the NPPF.

018

The lighting scheme as shown through the following approved details as agreed by discharge of condition letter dated 4th July 2018:

- Details of survey of surrounding night sky contained within the ecological report forming part of the main application 17/01693/FULM
- AX1718-E-3001 B General amenity lighting scheme
- AX1718-E-3002 B Athletics track lighting
- USK11521-9 Site wide horizontal illuminance levels
- USK11521-11A 3G pitch horizontal illuminance levels

shall 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).