

Our Ref 1009/0015 P1285

Proposal ERECTION OF 13 TWO-STOREY DWELLINGS AND ACCESS ROAD

Location Land Rear of 2 to 4 Waterside Close Sandiacre Derbyshire

Decision Refused(Delegated) **Date** 11 January 2010

Conditions or Reasons for Refusal:

In the opinion of the Local Planning Authority, the proposed layout and design fails to meet the standard of design required for a high quality residential environment as advocated by PPS1, PPS3 and the saved policies of the Erewash local plan and supplementary planning document: "Design". The development, by reason of the use of standard housetypes, the design of housetypes, their layout and juxtaposition within the site and the form and pattern of development proposed, would present an incoherent appearance with little sense of place or distinctiveness of character. The development would neither reflect the characteristics of the surrounding pattern of development nor create a distinctive character of its own and accordingly would present a poor and unattractive residential environment. Furthermore, the details of the layout would provide for a poor relationship between properties and present a harsh and unattractive appearance to the streetscene. As such the proposal is considered to be contrary to the requirements of national guidance contained in Planning Policy Statements 1 and 3 and CABE document "By Design", Erewash Borough Local Plan Saved Policies LP1, H1, H6, H11, H12, DC9 and DC10 as well as Supplementary Planning Documents Design and the CABE Document "Building for Life Standards".

The proposal fails to make provision for affordable housing and accordingly conflicts with saved Policy H6 of the Erewash Local Plan and the Council's Supplementary Planning Document "Affordable Housing" and failure to accord with these policies would undermine the Council's ability to meet the high need for affordable housing in the borough.

Our Ref 1109/0023 P1385

Proposal CONVERSION OF ONE BEDROOM DWELLING TO TWO BED DWELLING WITH AMENDED WINDOW ARRANGEMENT

Location Building to rear of 23 Norman Street Ilkeston Derbyshire DE7 8JZ

Decision Approve with Cond(Delegated) **Date** 11 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

The window serving the bedroom in the rear elevation of the building facing Blackburn Place shall non-opening and shall be glazed with obscure glass which shall thereafter be retained unless planning permission has first been granted by the Local Planning Authority.

Reason

To avoid the possibility of overlooking in the interests of preserving the amenity of residents

Summary of Policies and Reason for Decision

The proposal is considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highways safety and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC1 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Our Ref 1109/0025

Proposal TWO-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION

Location 1 Henshaw Place Ilkeston Derbyshire DE7 8RL

Decision Refused(Delegated) **Date** 12 January 2010

Conditions or Reasons for Refusal:

REASON

By virtue of the size, location, design and massing of the proposed extension, it is considered that the proposal will in this instance have a negative impact upon the residential amenity of the surrounding occupiers by way of loss of light, creation of shadow, further erosion of privacy and the increased massing and scale of the property. The proposed extension is also in conflict with Policies DC2 & DC10 of the adopted Erewash Borough Council Saved Policies Document (July 2008) and the Erewash Borough Supplementary Planning Document (SPD) 2005: Extending Your Home, as the proposed extension has no regard to the scale or massing of the original dwelling house or the immediate site in which it is located.

Our Ref 1109/0035 P0259

Proposal TWO STOREY SIDE AND REAR EXTENSIONS AND DETACHED GARAGE TO REAR WITH ACCESS FROM GORSE CLOSE

Location 285A Curzon Street Long Eaton Derbyshire NG10 4FJ

Decision Approved - Unilateral Undertaking **Date** 13 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

This permission shall relate only to the proposals as shown on the drawing numbered "09/633/1 C" as received by the Local Planning Authority on 18 December 2009.

Reason

For the avoidance of doubt as to what is approved.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

Prior to the occupation of the extensions, two off-street car parking spaces shall be provided within the site and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Parts 1 and 2 of Schedule 2, Article 3, two off-street parking spaces shall be retained within the curtilage for such use unless planning permission has first been obtained from the Local Planning Authority.

Reason

To ensure that adequate off-street car parking is provided and retained for use to reduce the incidence of on-street street car parking and its attendant dangers.

Summary of Policies and Reason for Decision

The proposals are considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highway safety and so generally accord with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at

variance to these policies.

Notes to Applicant

This permission should be read in conjunction with the Unilateral Undertaking dated 13 January 2010, as received by the Local Planning Authority on 13 January 2010.

You must ensure that no part of the development extends onto, over or under your neighbours property.

The applicant's attention is drawn to the comments of the Environmental Protection and Contaminated Land Officers in the Planning Officer's report and is advised to contact the Environmental Health department on 0845 907 2244 if further information or guidance is required.

Our Ref 1109/0027

Proposal ERECTION OF 5 METRE LIGHTING COLUMN AT PLAYGROUND / CAR PARK AREA

Location Friesland School Nursery Avenue Sandiacre Derbyshire NG10 5HG

Decision Approve with Cond(Delegated) **Date** 13 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The lights hereby approved shall be restricted to use only between the hours of 6am and 11.30pm weekdays, 8am and 11.30pm on Saturdays and 8am and 11pm on Sundays and Bank Holidays.

Reason

To ensure that the external lighting causes minimal night time visual intrusion and light pollution, to protect the amenities of the occupants of nearby dwellings.

This permission relates to the originally submitted OS plans showing the column location and light angles and the additional information received on 10th December 2010.providing technical specifications for the column and lights.

Reason

For the avoidance of doubt.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered acceptable and so generally accords with the objectives of Saved Policies LP1, DC9 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Our Ref 1109/0028

Proposal CHANGE OF USE TO B8 (STORAGE & DISTRIBUTION) WITH ANCILLARY RETAIL USE (RETROSPECTIVE)

Location Unit 1 Acton Close Long Eaton Derbyshire NG10 3FZ

Decision Approve with Cond(Delegated) **Date** 13 January 2010

Conditions or Reasons for Refusal:

The premises shall be used for B8 (storage and distribution) with ancillary retail use (in the area identified on the submitted plan) and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes)(Amendment)(England) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

In accordance with the terms of the application and to ensure the retention of the primary B8 use in this industrial area in accordance with Erewash Borough Council's Saved Local Plan policy EC2

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policies 1 and 22 of the East Midlands Regional Plan (2009) and Saved Policies LP1 and EC2 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Notes to Applicant

The Environment Agency recommends that consideration be given to the incorporation of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing electrical services into the building at a high level so that plugs are located above possible flood levels.

For the avoidance of doubt the sandwich bar to the rear of the premises remains approved under planning permission reference ERE/0609/0027.

Our Ref 1109/0030 EH/00000758

Proposal SINGLE-STOREY FLAT-ROOFED REAR EXTENSION TO FACILITATE FORMATION OF RETAIL SHOP (AND ANCILLARY STORAGE SPACE) AT GROUND-FLOOR LEVEL

Location 18 Charlotte Street Ilkeston Derbyshire DE7 8LJ

Decision Refused(Delegated) **Date** 14 January 2010

Conditions or Reasons for Refusal:

REASON

The development is not acceptable as the size and design of the rear extension and the appearance of the alterations to the front of the main building, which is in a visually prominent corner location, would be detrimental to the overall appearance of the building itself and to the street scene generally. The development would not, therefore, be in accordance with Policies LP1 (Sustainable Development), S6 (Local Shopping Facilities) and DC10 (Design) all of the Erewash Saved Policies 2008, and SPD: Design (EBC 2006), and with the advice given in PPS1: Creating Sustainable Communities, and PPS4: Planning for Sustainable Economic Development.

Our Ref 1109/0029 EH/00004745

Proposal NEW SHOPFRONT

Location 5 Derby Road Long Eaton Nottingham NG10 1LU

Decision Approve with Cond(Delegated) **Date** 14 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

This permission relates to plan number LO104_W_EL dated 10/11/09.

Reason

For the avoidance of doubt.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered acceptable and so generally accords with the objectives of Policies 1, 2, 22 and 27 of the East Midlands Regional Plan (2009) and Saved Policies LP1, S9, T7, EV5 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

NOTES TO APPLICANT

The Council's Conservation Advisory Committee ask that a gentler method than pressure washing be used to clean existing brickwork and stonework

Our Ref 1109/0034

Proposal DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS WITH INTEGRAL GARAGES

Location 81 Stanton Road Sandiacre Derbyshire NG10 5EQ

Decision Approve with Cond(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Before development is commenced there shall be submitted to an approved by the Borough Council details of the means of enclosure of the site including details relating to retaining walls. The development shall be implemented in accordance with the details approved by this condition.

Reason

To preserve the amenities of the occupants of nearby properties and in the interests of the visual amenity of the area.

Before development is commenced there shall be submitted to and approved by the Borough Council details of the materials to be used in the external elevations of the proposed buildings.

Reason

To ensure a satisfactory standard of external appearance.

Before any of the operations are commenced new vehicular accesses shall be created to Stanton Road in accordance with the application drawings, laid out constructed and provided with 2.4m x 43m visibility splays in either direction, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining carriageway channel level.

Reason

In the interests of highway safety.

Before any other operations are commenced (excluding creation of the new access the subject to condition 4 above), the existing vehicular access to Stanton Road shall be permanently closed with a physical barrier and the existing vehicle cross-over reinstated as a footway (or verge) in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.

Reason

In the interests of highway safety.

No dwellings subject to the application shall be occupied until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents and visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason

In the interests of highway safety.

Throughout the period of the development vehicle wheel cleaning facilities shall be provided and retained within the site, all construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud or other extraneous material on to the public highway.

Reason

In the interests of highway safety.

There shall be no gates or barriers within 5m of the nearside highway boundary and any gates shall open inwards

Reason

In the interests of highway safety.

The proposed access driveways to Stanton Road shall be no steeper than 1:15 for the first 5m from the nearside highway boundary

Reason

In the interests of highway safety.

Notwithstanding the provisions of Parts 1 and 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwellings shall not be extended or altered externally nor shall any incidental building, structure or enclosure be erected without the prior grant of planning permission.

Reason

To enable the Local Planning Authority to retain control over future extensions, alterations and the erection of outbuildings in view of the form and layout of the proposed development and the topography of the site.

This permission relates to the amended plans received by the Local Planning Authority on 8 January 2009 and to the details contained in drawing numbers NG105EQ-2-03-09A, NG105EQ-2-03-10A, NG105EQ-2-03-12A, NG105EQ-2-03-13A and NG105EQ-2-03-14A.

Reason

For the avoidance of doubt.

The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

All construction work and the movement of construction traffic shall occur only between 0800 hours and 1800 hours weekdays and 0800 hours and 1300 hours on Saturdays and at no time on Sundays or Public Holidays.

Reason

To safeguard the amenities of the occupiers of adjoining properties.

Prior to any development commencing a written method statement detailing measures to minimise dust nuisance shall be submitted and approved by the Planning Authority. The development shall be carried out in accordance with the statement so approved.

Reason

To safeguard the amenities of the occupiers of adjoining properties.

The development hereby approved shall not be commenced until details of the materials to be used on the hard surfaced areas of the site have been submitted to and approved by the Borough Council. The development shall be carried out in accordance with the details so approved.

Reason

To ensure a satisfactory standard of external appearance.

No dwelling shall be occupied until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping including a programme for implementation. The works shall be carried out as approved.

Reason

To ensure that satisfactory landscaping is provided within a reasonable period in the interests of visual amenity.

Notwithstanding the details shown on the approved plans, before development is commenced there shall be submitted to and approved by the Local Planning Authority cross sections through each of the dwellings from the highway to the north to land at the rear.

The details of the proposed finished floor levels for each of the dwellings and a cross section through the site from east to west including the floor levels of each adjacent property shall also be submitted to and approved by the Local Planning Authority before any development is commenced. The development must then be built in accordance with the approved details.

Reason

To ensure a satisfactory development and to safeguard the amenities of neighbouring residential properties.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Planning Policy Statements 1 and 3, Policies 3 and 4 of the East Midlands Regional Plan (2009) and Saved Policies LP1, H1, H12 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Notes to Applicant

Pursuant to Section 184 of the Highway Act 1980 and Section 86(4) of the New Roads and Street works Act 1991, a minimum of 3 months prior notification shall be given to the Environmental Services Department at County Hall, Matlock (tel. 01629 580000 ext.7595) before any works commence on the vehicular access within highway limits.

Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level.

The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with loose material (i.e. unbound chippings or gravel etc). In the event that the loose material is transferred to the highway and is regarded as a hazard or nuisance to the highway users the Authority reserves the right to take any necessary action against the householder.

Pursuant to Sections 149 and 151 of the Highways Act 1980 where the site curtilage slopes down towards the public highway measures should

be taken to ensure that surface water run off from within the site is not permitted to discharge across the footway margins. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

The applicant is advised that the finished floor levels of House 3 should be set comparable to those of No.77 Stanton Road.

Our Ref 1109/0032 P0194

Proposal ALTERATIONS TO EXISTING SINGLE-STOREY SIDE EXTENSION

Location 41 Meadow Close Breaston Derbyshire DE72 3EL

Decision Approve with Cond(Delegated) **Date** 12 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

This permission shall relate only to the proposals as shown on the drawing numbered "002IR Revision A" as received by the Local Planning Authority on 20 November 2009.

Reason: For the avoidance of doubt as to what is approved.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highway safety and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Our Ref 1109/0033

Proposal SINGLE STOREY REAR EXTENSION

Location 3 Park Drive Ilkeston Derbyshire DE7 5NR

Decision Refused(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The proposed single-storey rear extension, by reason of its siting, height and length of projection, would not relate well to the neighbouring property at No.2 Park Drive and would have a significant adverse impact on the residential amenity that the occupiers of No.2 Park Drive could reasonably expect to enjoy by way of loss of light, loss of outlook, overshadowing and overbearing impact. Consequently, the proposal is considered to constitute an un-neighbourly form of development contrary to the Erewash Borough Saved Policies DC2 and DC10, and the Supplementary Planning Document 'Extending Your Home'.

Our Ref 1109/0038

Proposal CONVERSION OF INTEGRAL GARAGE INTO PLAYROOM, NEW CONSERVATORY TO THE SIDE AND NEW DETACHED DOUBLE GARAGE

Location 4 Hedingham Close Ilkeston Derbyshire DE7 5HR

Decision Approve with Cond(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Parts 1 and 2 of Schedule 2, Article 3 the off-street parking spaces shall be retained for such use.

Reason

To ensure that adequate off-street parking is provided and retained for use to reduce the incidence of on-street parking and its attendant dangers.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

This approval relates to the plans received by the Local Planning Authority on the 23rd November 2009 and any revision to these plans may be subject to further consent.

Reason

For the avoidance of doubt and to satisfy the Town and Country Planning Act 1990 as amended.

No development shall take place until a proposal to adequately deal with the potential ground gas problem has been submitted to the Local Planning Authority for approval and such approval is given in writing and such measures are implemented in the development.

Reason

To ensure the development does not compromise the safety or amenity of the occupiers of the dwelling.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policy 1 of the East Midlands Regional Plan (2009) and Saved Policies LP1 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Notes to Applicant

A validation report detailing the gas protection steps taken must be produced for approval by the planning authority before bringing the development into use. A full ground gas survey can be avoided if further advice and guidance has been sought from Alan Newman who can be contacted on 0845 907 2244.

If any unexpected contamination is found either within the collected sample from visible or olfactory evidence during the development work must be stopped and a suitable remediation response agreed with the planning authority prior to recommencement of works.

The applicant's attention is drawn to the comments of the Contaminated Land Officer in the Planning Officer's report and is advised to contact the Environmental Health Department on 0845 907 2244 if further information or guidance is required.

Our Ref 1109/0039

Proposal SINGLE STOREY SIDE EXTENSION

Location 60 Collingwood Road Long Eaton Derbyshire NG10 1DR

Decision Approve with Cond(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

This permission relates to the submitted plans as subsequently amended by drawing number 436810_PL_01 Revision B received by the Local Planning Authority on 13 January 2010.

Reason

For the avoidance of doubt as to what is approved; the original proposals being considered unsatisfactory.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, T7, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Our Ref 1109/0048 P0715

Proposal SINGLE STOREY REAR EXTENSION

Location 74 Parkside Avenue Long Eaton Derbyshire NG10 4AJ

Decision Approve with Cond(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external walls and roof materials shall be those specified on the approved drawings unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

a) No development shall take place until a proposal to adequately deal with the potential ground gas problem has been submitted to the Local Planning Authority for approval and such approval is given in writing.

b) A validation report detailing the gas protection steps taken must be produced for approval by the local planning authority before bringing the development into use.

c) If any unexpected contamination is found during the development, work must be stopped and a suitable remediation response agreed with the planning authority prior to recommencement of works.

Reason

The site is on drift deposits known locally to give ground gas problems (release of carbon dioxide) from time to time.

Floor levels within the proposed development shall be set no lower than the existing development and details of flood proofing of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and incorporated where appropriate.

Reason

To protect the development from the impact of flood water.

This permission relates to the approved drawing 226-01.

Reason

For the avoidance of doubt

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Notes to Applicant

The appropriate actions to deal with the ground gas issue may include a full ground gas survey but this may be avoided at the design stage. You are advised to contact the Council's Contaminated Land Officer for advice.

The Council's Environmental Health Officer advises that in order to minimise noise disturbance to the occupiers of adjacent residential properties construction work and deliveries should be restricted to between the following hours:

*8.00am and 6.00pm Monday to Friday,
8.00am and 1.00pm Saturday, and no work on Sundays, Bank and Public Holidays*