

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

- (a) Location Plan (Drawing HW30750/013 Rev B) received by the CPA on 22 December 2021.
- (b) Proposed Block Plan (Drawing 27591-ARC-XX-XX-DR-A-00022 Rev P14) received by the CPA on 6 July 2022.
- (c) Site Context Plan (Drawing HW30750/014 Rev E) received by the CPA on 22 December 2021.
- (d) Highway Access General Arrangement (Drawing HW30750/015 Rev A) received by the CPA on 7 January 2022.
- (e) Proposed External Levels – to be varied in compliance with Condition 17 (Drawing TWFH-BSP-E1-XX-DR-C-0210 Rev P07) received by the CPA on 22 December 2021.
- (f) Ground Floor General Arrangement (Drawing 27591-ARC-01-00-DR-A-01001 Rev P13) received by the CPA on 18 November 2021.
- (g) First Floor General Arrangement (Drawing 27591-ARC-01-00-DR-A-01002 Rev P11) received by the CPA on 18 November 2021.
- (h) Second Floor General Arrangement (Drawing 27591-ARC-01-00-DR-A-01003 Rev P12) received by the CPA on 18 November 2021.

- (i) Roof General Arrangement (Drawing 27591-ARC-01-00-DR-A-01004 Rev P06) received by the CPA on 18 November 2021.
- (j) South East and South West Elevations (Drawing 27591-ARC-01-XX-DR-A-01013 Rev P06) received by the CPA on 18 November 2021.
- (k) North East and North West Elevations (Drawing 27591-ARC-01-XX-DR-A-01014 Rev P05) received by the CPA on 18 November 2021.
- (l) Office Sections 1 (Drawing 27591-ARC-01-XX-DR-A-01011 Rev P09) received by the CPA on 18 November 2021.
- (m) Office Sections 2 (Drawing 27591-ARC-01-XX-DR-A-01012 Rev P06) received by the CPA on 18 November 2021.
- (n) Site Sections (Drawing 27591-ARC-XX-XX-DR-A-00040 Rev P01) received by the CPA on 18 November 2021.
- (o) Hard Landscape General Arrangement Plan – to be varied in compliance with Condition 17 (Drawing TWFH-BSP-E1-XX-DR-C-0230 Rev P05) received by the CPA on 22 December 2021.
- (p) Bin/Motorcycle/Cycle Store Plan and Elevations (Drawing 27591-ARC-02-00-DR-A-01400 Rev P03) received by the CPA on 18 November 2021.

Reason: For the avoidance of doubt as to the development that is permitted.

4. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive shall only be undertaken in accordance with a methodology which shall be first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist, and written confirmation from the ecologist, having first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed clearance works.

Reason: To avoid disturbance to birds during the breeding season.

5. Prior to the commencement of development:
- a) a programme of archaeological evaluation by suitably experienced archaeologists from a professionally accredited archaeological organisation, to be implemented during construction or excavation work on the site, shall be submitted to and approved in writing by the CPA; and
 - b) a programme for archaeological mitigation, advised by the evaluation approved by Condition 5a), shall be submitted to and approved in writing by the CPA.

Development shall proceed in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to ensure appropriate archaeological evaluation and mitigation of the site in compliance with Gedling Borough Part 2 Local Plan Policy LPD30 – Archaeology.

6. Prior to the commencement of development details of the method of working during the construction phase, in the form of an environmental management plan, to include:

- i) details of lorry routeing for construction traffic;
- ii) segregation of pedestrian and vehicular movements on the site;
- iii) measures to prevent the deposit of debris on the public highway;
- iv) measures for the control of noise (including site hoarding), vibration and dust emissions employing best practice techniques to minimise noise impacts of construction to the lowest practicable levels and the procedure to be followed in the event of a complaint;
- v) aquifer protection measures during the construction work;
- vi) a scheme for the recycling/disposal of surplus soils and waste resulting from construction including measures to handle potentially contaminated arisings and groundwater;
- vii) testing and screening strategy for potential contaminants in any imported fill materials; and
- viii) measures to safeguard risk to mammals during the period of construction;

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the CPA. Noise generated by construction during the breeding season for woodlark (February-August inclusive) and the presence of nightjar (mid-May-August inclusive) shall not exceed 60dB(A) during construction hours (08:00-18:00) at the closest boundary of Wighay Wood (as set out in the submitted Noise Mitigation Strategy).

Reason: Details are required prior to the commencement of works in the interest of highway safety, to prevent pollution, to protect construction workers, controlled waters and other environmental receptors from contamination impacts during the construction of the proposed development and in the interest of safeguarding ecology.

7. Prior to the commencement of development, a remediation strategy including radon protection measures to be incorporated in the building construction (unless justification is provided as to why radon protection does not need to be incorporated) shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the CPA.

Reason: To protect the future end users from health risks related to natural radon gas in buildings.

8. Prior to the commencement of works, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. If during construction, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, unless first agreed in writing by the CPA, until a remediation strategy to deal with the identified contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Works shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

9. The CPA shall be notified in writing within 7 days of the date of the completion of the development. Within two months of the completion of development, a validation report to confirm an absence of contaminants and radon risk notified to the CPA in compliance with Condition 7 and Condition 8 shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

10. Prior to being constructed design details of the highway to be provided between the signalised junction and vehicular entrance to the office development, including highway surface water drainage, to a standard adoptable as public highway, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and made available before the approved office development is first brought in to use. In advance of the adoptable road being adopted as public highway, the office development shall only operate with unfettered access from the existing public highway on foot, by cycle, public service vehicle, car and operational service vehicle or vehicle of similar character.

Reason: To ensure that the proposed highway is constructed to a suitable standard and that the site can be accessed by different travel modes

when the development is in operation in advance of adoption as public highway.

11. Notwithstanding submitted details, prior to the commencement of development, a scheme of surface water drainage based on the principles set out in the Flood Risk Assessment (FRA) and Drainage Strategy submitted in support of the application has been submitted to and approved in writing by the CPA in consultation with the Lead Local Flood Authority. The scheme to be submitted shall evidence how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development. The scheme shall be implemented in accordance with the approved details prior to the development first being brought into use.

Reason: To safeguard against risk of flooding in accordance with the National Planning Policy Framework and Gedling Borough Part 2 Local Plan Policy LPD 4 - Surface Water Management.

12. Prior to being constructed drainage headwall details of all non-adopted surface water drainage shall be submitted to and approved in writing by the CPA.

Reason: For the avoidance of doubt as to the development permitted.

13. No foul or surface water drainage works involving excavation of the elevated track or Local Wildlife Site to the east shall commence before:

- a) details of proposed finished ground levels and surface finish following the completion of the drainage works affecting that part of the site pending further site development; and
- b) a scheme of ecological mitigation for the disturbed Local Wildlife Site along with a timescale for delivery,

shall be submitted to and approved by the CPA in writing. In the event that the reserved matters applications for the wider site do not come forward or there are no approved detailed plans in place secured through a grant of planning permission by Gedling Borough Council affecting the disturbed area, within 5 years of the drainage works affecting this part of the site being completed, a scheme to provide a satisfactory restoration of disturbed ground and ecology shall be submitted to the CPA, with the approved scheme for restoration implemented within an agreed timescale and any landscaping/restoration provided subject to a period of 5-year maintenance and replacement. Development shall be carried out in accordance with the approved details

Reason: For the avoidance of doubt as to the development permitted and in the interest of visual amenity and to safeguard the ecology of the site.

14. In the event that reserved matters applications for development of the wider site do not come forward or there are no approved detailed plans in place secured through a grant of planning permission by Gedling Borough Council affecting areas of ground disturbed by drainage works, within 5 years of drainage works including the drainage attenuation basin and its perimeter being completed, a scheme for the satisfactory restoration of disturbed ground shall be submitted to the CPA, with the approved scheme for restoration implemented within an agreed timescale and any landscaping/restoration provided subject to a period of 5-year maintenance and replacement. Development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt as to the development permitted and in the interest of the visual amenity of the site.

15. Prior to the commencement of development:

- a) notwithstanding elevations approved by Condition 3j) and Condition 3k), and Condition 3p) – Note 9, the design detail and location of bats boxes and bird nest boxes (target species starling and house sparrow) to be integrated within the building structure, and surface mounted bird boxes for swift, shall be submitted to and approved in writing by the CPA;
- b) the location of gates to allow the passage of mammals through perimeter fencing on the office site north and western boundaries; and
- c) an ecological enhancement plan for the wider site setting out the areas of habitat to be retained, enhanced and created;

shall be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt as to the development permitted and to enhance the ecology of the site.

16. Prior to their use on site samples and/or a schedule of all proposed facing materials and finishes, including roof-top guard rail and paving, shall be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details, other than with the prior written consent of the CPA.

Reason: In the interest of visual amenity and to accord with Gedling Borough Part 2 Local Plan Policy LPD 35c) – Safe, Accessible and Inclusive Development.

17. Notwithstanding submitted finished levels and hard landscape finishes for the office site shown on Drawing TWFH-BSP-E1-XX-DR-C-0210 Rev P07 (Condition 3e)) and Drawing TWFH-BSP-E1-XX-DR-C-0230 Rev P05 (Condition 3 o)), within 3 months of the commencement of development,

changes to site levels to accommodate a disability gradient and finished surface compliant path between the building entrance, entrance gate to be provided on the southern boundary, and footway on the adjacent new highway approved by this application (Drawing 27591-ARC-XX-XX-DR-A-00022 Rev P14 – Condition 3b)) shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: For the avoidance as to the development permitted, in the interest of inclusive access, and to provide a site access point closer to passing bus services in the interest of encouraging travel to and from the site other than by car.

18. Prior to external lighting being installed the location and design details of external light fittings, and a lighting scheme demonstrating compliance and not exceeding Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E3 with consideration given to lighting impact on future housing development and Registered Park and Garden to the north shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the area.

19. Notwithstanding details shown on submitted landscape plans, within 3 months of the commencement of development a scheme, including a programme for the provision of landscaping to include:
- a) the make-up of soils and proposed finished levels in retained excavated areas (surface water attenuation basin, and the excavated bank/track to Top Wighay Farm and the Local Wildlife Site crossed by infrastructure) so as to be suitable for proposed landscape finishes and offering ecological enhancement;
 - b) the make-up of soils in reinstated excavated areas south of the signalised junction with the A611 accommodating buried infrastructure, so as to be suitable for proposed landscape finishes;
 - c) species, locations, planting size and planting density;
 - d) grass sowing;
 - e) an area of wildflower grassland, trees and hedgerow to accord with the ecological enhancement plan required in compliance with Condition 15c);
 - f) establishment methods (including tree pit detail); and
 - g) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats (including relaxed summer mowing regime of the wildflower grassland)

generally in accordance with submitted landscape plans (with the exception of currently submitted levels and landscape proposals for the surface water attenuation basin) shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the approved office development first being brought into use. Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity and to safeguard areas of landscape ecological enhancement.

20. Tree planting in the 10m wide service strip between the fenced boundary of the office site and the A611 highway boundary approved in compliance with Condition 19 of this permission, and generally in accordance with that shown on submitted Detailed Soft Landscape Proposals (Sheet 1 of 3) – P21-1428_01-B shall take place in advance of the first occupation of the office building in a timescale that shall be agreed with the CPA within 3 months of the commencement of development.

Reason: In the interest of visual amenity and to mitigate impact on the heritage assets in compliance with Gedling Borough Part 2 Local Plan Policy LPD 29 - Historic Landscapes, Parks and Gardens.

21. Prior to the office development first being brought into use, tree planting in the wildflower meadow to the west of the car park shall have been planted in accordance with the details approved in compliance with Condition 19 of this permission, and generally in accordance with that shown on submitted Detailed Soft Landscape Proposals (Sheet 1 of 3) – P21-1428_01-B, in a timescale that shall be agreed with the CPA within 3 months of the commencement of development.

Reason: In the interest of visual amenity and to mitigate impact on the heritage assets in compliance with Gedling Borough Part 2 Local Plan Policy LPD 29 - Historic Landscapes, Parks and Gardens.

22. No part of the office building shall be first occupied before the vehicle access, parking, turning, and servicing areas have been constructed, drained in accordance with the approved surface water drainage scheme (Condition 11), surfaced, and marked out in accordance with the approved plans to the satisfaction of the CPA. The vehicle access, vehicle parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

Reason: To ensure the timely provision and retention of car parking and service areas in the interest of highway safety.

23. 40 covered cycle spaces shall be provided prior to the office first being occupied.

Reason: To promote the use of sustainable non-car based travel alternatives and to promote healthy lifestyles.

24. Prior to the first occupation of any part of the office provision to allow the charging of a minimum of 13 electric vehicles, as indicated on approved Drawing 27591-ARC-XX-XX-DR-A-00022 Rev P14 (Condition 3b)) shall be provided within the car park and all car parking spaces shall be provided with ducting to facilitate the future provision of electric vehicle charging.

Reason: To enable the use of non-carbon based technology in accordance with Paragraph 112e) of the National Planning Policy Framework.

25. At the time of the office first being brought into use:

- a) the new bus stop to be provided with a layby on the southern side of the new highway east of the signalised junction;
- b) the relocated northbound bus stop on the A611 shown on Drawing 27591-ARC-XX-XX-DR-A-00022 Rev P14 (Condition 3b)); and
- c) the new southbound bus stop on the A611 shown on Drawing 27591-ARC-XX-XX-DR-A-00022 Rev P14 (Condition 3b))

shall both be provided with: a bus stop pole with flag; bus shelter; solar lighting in the bus shelter; real time display and associated electrical connections; raised kerb; and *Bus Clearway* highway markings (as appropriate) and additional hard standing (if required), all to the written satisfaction of the County Planning Authority in consultation with NCC Transport and Travel Services. All works to provide the bus stops shall be carried out to the NCC Transport and Travel Services standard for bus stops current at the time at which the works are undertaken.

Reason: To make suitable provision for employees and visitors to access passing bus services in the interest of promoting sustainable travel to and from the site other than by car.

26. Prior to the approved office building first being brought into use, a methodology for a post-occupation traffic survey shall be submitted to and approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel.

27. Not earlier than 11 months and before 12 months of the approved office building first being brought into use, a post-occupation traffic survey (in accordance with the methodology approved in compliance with Condition 26, including recommendations to address highway parking and other issues that may be identified, and a timescale for the implementation of recommended measures, shall be submitted to and approved in writing by the CPA. Approved measures shall be implemented to the written satisfaction of the CPA in accordance with the recommendations and agreed timescale.

Reason: In the interest of highway safety and to promote sustainable travel.

28. Within 3 months of the development first being brought into use a Travel Plan generally based on the submitted Travel Plan Framework shall be submitted to and approved in writing by the CPA.

In addition to measures set out in the submitted Travel Plan Framework the Travel Plan shall include provision that all employees on first occupation or first being appointed with the approved office as their office base to be offered a 2-month bus pass allowing free use of the local public transport network covering either the Greater Nottingham travel to work area or within Mansfield and Ashfield.

The Travel Plan shall include a programme for periodic review and implementation of recommendations to promote journeys by sustainable travel modes.

Reason: To encourage the use of sustainable modes of travel, and in compliance with Greater Nottingham Aligned Core Strategy Policy 14 – Managing Travel Demand, and Gedling Borough Part 2 Local Plan Policy LPD11 - Air Quality.

29. The maximum rating noise levels (Lar,Tr) associated with the office plant and associated services at the nearest noise sensitive receptors shall not exceed:

- day-time: 43 dB(A) 07:00 – 23:00 hours or

- night-time: 31 dB(A) 23:00 – 07:00 hours.

Reason: To safeguard the amenities enjoyed by the occupiers of future nearby residential properties and other sensitive receptors.

Informatives/notes to applicants

1. With reference to Condition 5, NCC Archaeology advises that the site is in an area which is substantially underrepresented on the Nottinghamshire Historic Environment Record. A recent increase in the number of archaeological investigations in the area have revealed that there is far more potential in the area than it was previously possible to demonstrate. Improvements in

geophysical survey techniques have assisted greatly in this. Geophysical investigation has been undertaken on an adjacent site, but was of extremely poor quality. The exercise, to be undertaken on this site by a Chartered Institute for Archaeologists registered geophysical specialist, will inform the scheme of archaeological mitigation.

2. With reference to Condition 10, NCC Flood Risk Management advises that the surface water drainage scheme to be submitted shall:
 - 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.
 - Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm to Qbar rates for the developable area.
 - Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA
 - Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. 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 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.
 - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - 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 operation effectiveness of the system.
 - Evidence that the wider site drainage strategy and in particular the shared attenuation pond has been designed to accommodate the flows from this development.
3. The consent of Severn Trent Water will be required for either new adoptable drainage systems (Section 104) or a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (01332 683369).

4. With reference to Condition 19, the Species List for the Magnesian Limestone County Landscape Character Area is enclosed.
5. With reference to Condition 24, Gedling Borough Council encourages the upgrading the electric vehicle charging facilities to incorporate Mode 3 smart charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow Mode 3 charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations should comply with the electrical requirements of BS7671:2008 as well as conform to The Institution of Engineering and Technology code of practice on Electrical Vehicle Charging Equipment installation (2015).