

PLANNING COMMITTEE – 14 May 2025

COMMITTEE UPDATES

Item 3a

Clarification on the following Conditions which are sought to be Discharged.

There are some discrepancies between the list of conditions in the Description of Development on page 5 of the May 2025 NFDC Planning Committee Report and the list of Conditions on page 6 of the May 2025 NFDC Planning Committee Report.

Condition 10

Condition 10 of Outline application 21/10052 is included within the application. Condition 10 sets out:

Prior to the commencement of development within each phase of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details (as set out).

The applicants have provided a revised Phase 1C CEMP (Terence O'Rourke and Ecosupport) (April 2025).

The NFDC Development Management Team Leader has discussed the Hours of Works set out in paragraph 2.1 of the April 2025 CEMP with the NFDC Environmental Protection Team Manager on 9 May 2025 and it was agreed that given Condition 11 (Construction: Hours of Works) on the Outline permission 21/10052 that the April 2025 CEMP was satisfactory for Phase 1C and as such Condition 10 is recommended for approval.

Condition 16

Condition 16 (Construction Traffic Management Plan) (CTMP) of Outline application 21/10052 is also included in the Description of Development. The CTMP is addressed on page 27 of the May 2025 NFDC Planning Committee Report.

Condition 20

Condition 20 (Vehicle Cleaning) of Outline application 21/10052 is also included in the Description of Development.

The details for this are included within the submitted CTMP Rev. C (April 2025) and the CEMP.

For reference, vehicle cleaning is also referenced in the CTMP attached to application 24/10651 (Temporary Access Road et al) also within Strategic Site 17.

Essentially, the proposed vehicle cleaning details are satisfactory for Phase 1C and as such Condition 20 is also recommended for approval.

CTMP for the temporary access road, which is where the wheel washing arrangements are set out in more detail, as the cleaning (if required) would be carried out at the entrance to the access road, not to phase 1c. The key locations in that CTMP are bullet points 6 and 7 on page 1 and the construction compound plan.

Detailed Design

The applicants have also provided an additional plan on 9 May 2025 setting out the design (traditional) of external residential lanterns. The design is considered suitable and will be added to the details for Condition 3.