

23/00910/FUL

Applicant Mr Nigel Turpin

Location Numbers 49 To 55 Trent Boulevard West Bridgford Nottinghamshire

Proposal Demolition of bungalows and construction of 6 apartments and 2 new dwellings, including erection of bike store and bin store, boundary wall and associated car parking

Ward Lady Bay

Full details of the proposal can be found [here](#)

THE SITE AND SURROUNDINGS

1. The application site comprises a pair of interwar semi-detached brick and rendered bungalows with hard surfaced driveways to the front and gardens to the rear, located in a predominantly residential area with some commercial and other non-residential properties. The two adjacent properties on Trent Boulevard (nos. 47 & 57) have rear and side elevation habitable room windows close to and facing the site boundary.
2. Properties in the area are predominantly red brick Victorian semi-detached houses, with a number of inter-war, mid to late 20th century, and early 20th century brick and rendered dwellings, many with hard surfaced driveways to the front.
3. The site is in Flood Zones 2 and 3 on the Environment Agency's Flood Zone maps.

DETAILS OF THE PROPOSAL

4. Planning permission is sought for the demolition of the bungalows and the Construction of a three storey building to accommodate 6 apartments (4 two bedroom, 2 one bedroom) and 2 detached three storey four bedroom houses (with second floor accommodation in the roof spaces).
5. The design and appearance would be traditional, incorporating front elevation bay windows, dormers and gable features, and rear dormers. The ground floor levels would be around 0.7m above ground level (to minimise flood risk to future occupants), with steps to the front & rear entrances of the houses, and rear elevation of the apartment building. A single storey building to accommodate a bike/bin store would be constructed to the rear of the apartment building.
6. The external materials would be a combination of red brick & smooth off-white render for the walls, re-constituted stone window cills & heads, and grey slate roof tiles.

7. A tarmac surfaced parking area would be formed to the front of the buildings, with 2 spaces for each of the houses, and 5 spaces for the apartments.
8. A Flood Risk Assessment and Bat Survey Report have also been submitted.

SITE HISTORY

9. Permission was refused in 2019 for the demolition of the bungalows and erection of 4 detached dwellings, boundary wall and associated parking, and an appeal was subsequently dismissed in 2020 (ref. 19/00478/FUL).
10. An application for demolition of the bungalows and erection of 4 detached dwellings, boundary wall and associated parking (resubmission) was withdrawn in 2021 (ref. 20/01180/FUL).
11. Permission was refused in 2021 for the demolition of the bungalows and construction of 6 apartments and two dwellings including erection of bike store and bin store, boundary wall and associated parking (ref. 21/01719/FUL).
12. Permission was refused in 2022 for demolition of the bungalows and construction of 6 Apartments and two dwellings including erection of bike store and bin store, boundary wall and associated parking (Resubmission of 21/01719/FUL), and an appeal was subsequently dismissed earlier this year (ref. 21/02848/FUL).

REPRESENTATIONS

Copies of all representations can be found [here](#); however, summaries of all comments received are set out below.

Ward Councillor(s)

13. Cllr R Mallender objects on grounds summarised as follows.
 - a. The proposed development is substantially the same as the previous refused application, and still represents over-development of the site;
 - b. The siting, scale, form and pastiche Victorian design are unsympathetic to the character of the Trent Boulevard street scene, and would appear cramped;
 - c. Adverse impact on 47 Trent Boulevard with respect to sunlight/daylight;
 - d. The application forms states that there would be no increase of flood risk to existing properties which is incorrect;
 - e. Insufficient space for 9 parking spaces, bins, steps and for car doors to be opened which would be a hazard to the public, and it is likely that cars would overhang the pavement;
 - f. No bin storage to the front of the apartment building and insufficient space for them to be manoeuvred along the side of the building, which would inevitably result in bins being left at the front of the building/on the pavement;
 - g. The cycle/bin store to the rear is welcome, but feels it could become additional living accommodation;
 - h. Trent Boulevard is already dangerous with respect to parking & traffic (partly in connection with the Forest ground) with regular

- confrontations/impasses between vehicles, and reversing on to the road is already hazardous;
- i. Demolishing the bungalows and building with new materials is a waste of resources, and Lady Bay needs bungalows for aging residents;
 - j. Does not demonstrate the meeting of carbon neutral targets or sustainability.

Statutory and Other Consultees

14. Borough Council Senior Ecology and Sustainability Officer – comments that the Bat Survey includes surveys undertaken in May 2023 and is in date, and appears to have been completed accordance to good practice. The survey confirmed no protected species are using the building, although the site may have potential for nesting birds. The survey includes recommendations, including reasonable avoidance measures, for birds & bats, and enhancements, including the provision of bird/bat boxes, which should be implemented and made a condition of any planning permission. It is unlikely that the development would have a detrimental impact on populations of protected species.
15. The Nottinghamshire County Council as Highway Authority note that the parking provision falls short of the standards in the Nottinghamshire Highway Design Guide, and no further justification on the level of provision has been provided. That said, it is acknowledged that the site is in a sustainable location with good public transport links and Traffic Regulation Orders are in place to prevent problematic on-street parking. Considering the typical car ownership of similar properties in the area, the proposal is considered unlikely to result in overspill parking that would create a highway safety concern. On-street parking is already prevalent in the area, and the proposal is not considered to result in a significant change to the current situation. The Local Planning Authority may wish to consider the impact any overspill parking may have on the amenity of adjacent residents. The Highway Authority has no objections but recommends conditions to ensure that the development is not occupied until the parking area has been provided and dropped kerb crossings have been constructed.
16. The Nottinghamshire County Council as Lead Local Flood Authority have no comments regarding surface water drainage as the application is not for a major development.
17. The Environment Agency comment that the proposal would include ground floor sleeping accommodation which does not comply with the Greater Nottingham Strategic Flood Risk Assessment. However, they have reviewed their Hydraulic Model (Greater Nottingham River Trent Climate Change Scenario 2016) which shows the proposed ground floor levels are set 300mm above the design flood, including during a breach of the flood defences. It is for the Borough Council to decide whether ground floor sleeping accommodation is acceptable. The development will only comply with the National Planning Policy Framework if a condition is imposed to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment.
18. Severn Trent Water recommend a condition is imposed to ensure that the development is not brought into use until drainage plans for the disposal of

surface water and foul sewage have been submitted to and approved by the Borough Council, and the approved scheme has been implemented.

Local Residents and the General Public

19. Written representations have been received from 27 local residents/neighbours raising objections which are summarised as follows.
- a. Not in keeping with local character;
 - b. Over-intensive development;
 - c. Loss of light & privacy and overbearing impact;
 - d. Increase in noise and disruption;
 - e. Adverse impact on highway safety with too many cars parked on Trent Boulevard and increase in congestion and danger to pedestrians;
 - f. Insufficient/inadequate parking spaces;
 - g. Contravenes priority of sustainability and achieving net zero;
 - h. Increase in pollution from emissions and impact on air quality;
 - i. Unsuitable location and not required;
 - j. Increase in flood risk and drainage problems;
 - k. Adverse impact on protected bat population.

PLANNING POLICY

The Development Plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (2014) (Core Strategy) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) (Local Plan Part 2). Other material planning considerations include Government guidance in the National Planning Policy Framework (NPPF) and Planning Practice Guide (PPG).

20. The Borough Council's Residential Design Guide (RRDG) is also relevant.
21. The full text of the Council's policies are available on the Council's website [here](#).

Relevant National Planning Policies and Guidance

22. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. There are three dimensions to sustainable development, economic, social, and environmental.
23. The following sections of the NPPF are relevant to the application.
- Section 12: 'Achieving well designed places'
 - Section 14: 'Meeting the challenge of climate change, flooding and coastal change'

Full details of the NPPF can be found [here](#).

24. Conservation of Habitat and Species Regulations 2017, and the Wildlife and Countryside Act (as amended) 1981 - These regulations/legislation contain certain prohibitions against activities affecting European Protected Species, such as bats. These include prohibitions against the deliberate capturing, killing or disturbance and against the damage or destruction of a breeding site or resting place of such an animal. The Habitats Directive and Regulations provides for the derogation from these prohibitions in certain circumstances.

Relevant Local Planning Policies and Guidance

25. The following policies in The Core Strategy are relevant.
- Policy 1: Presumption in Favour of Sustainable Development
 - Policy 2: Climate Change
 - Policy 3: (Spatial Strategy)
 - Policy 8: (Housing Size, Mix and Choice)
 - Policy 10: (Design and Enhancing Local Identity)
 - Policy 17: Biodiversity.
26. The following policies in Local Plan Part 2 are relevant.
- Policy 1: (Development Requirements)
 - Policy 12: Housing Standards
 - Policy 17: (Managing flood risk)
 - Policy 18: Surface Water Management
 - Policy 38: (Non-designated biodiversity assets and the wider ecological network).
27. The appeal decision on 21/02848/FUL is a material consideration in the determination of the current application.

APPRAISAL

28. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
29. The site is located within the built-up area, within a highly sustainable location, close to services and transport links. In terms of the strategy for delivery of housing within the Borough (see Policy 3 of the Core Strategy), the location of the site sits at the highest level of the locational hierarchy. The site has a long established use for residential purposes, albeit accommodating a less intensive number of units to that currently proposed. It is considered that the existing bungalows do not have any particular architectural or historic merit and, whilst the shortage of bungalows is noted, a refusal on grounds of the loss of two bungalows could not be justified.

Having regard to these factors, the redevelopment of the site for residential purposes is considered acceptable in principle.

30. As referred to in the site history section above, permission has been refused on three occasions in recent years, and two appeals have been dismissed. 19/00478/FUL was refused on grounds that the scale & layout of the development would result in a cramped appearance which would be unsympathetic to the street scene and character of the area, and due to unacceptable overshadowing & loss of light to neighbouring properties, particularly 47 Trent Boulevard. The inspector who determined the appeal considered that the development would not have a cramped or unsympathetic appearance, although he agreed with the Borough Council regarding the impact on 47 Trent Boulevard. 21/01719/FUL was subsequently refused on design, amenity, flood risk and ecology grounds.

31. 21/02848/FUL was refused on grounds that, due to its scale & design, the proposal would represent a visually dominant and incongruous addition which would fail to respect or enhance the street scene and built environment along Trent Boulevard, and because it had not been demonstrated that there are no protected species or priority habitats on site that would be affected by demolition of the bungalows. The appeal inspector commented that:

'...although the proposal would be of three-storey, it would maintain the established predominant scale of the buildings in the area and would not appear out of place within its surroundings. In addition, the proposal's traditional design, including front facing gable features and projecting bay windows, would complement the traditional character of the local area.'

and:

'The proposal would respect the building line of the existing built form and the plot widths would accord with nearby dwellings. In views from Trent Boulevard, the proposal would appear adjacent to the existing buildings and would not appear overly dominant or obtrusive.'

In my judgement, the proposal would improve the visual balance and rhythm of development when viewed from the street. This is because there is currently a mismatch in scale between the height and width of the existing bungalows and the neighbouring properties. The proposal would address this uneven design by rebalancing the form and shape of the built form, which would improve the appearance of the street scene. Taken together with the external materials, the proposal would relate well to the existing dwellings along Trent Boulevard and would not be detrimental to the character and appearance of the area.'

and concluded that the development:

'...would make a positive contribution to the street scene and the character and appearance of the area.'

32. The inspector did, however, agree with the Borough Council with respect to the matter of protected species/priority habitats.

33. The siting, scale, design and materials proposed under the current application are the same as under 21/02848/FUL. In view of the recent (28 March 2023) appeal decision, and the analysis and conclusions of the inspector relating to the impact of the development on the street scene and character of the area, a further refusal on such grounds could not be justified.

Ecology

34. An up-to-date Bat Survey has been submitted with the current application which has been reviewed by the Borough Council's Senior Ecology and Sustainability Officer. The survey confirms no protected species are using the building, although the site may have potential for nesting birds, and it is unlikely that the development would have a detrimental impact on populations of protected species. To ensure biodiversity enhancements, it is considered that a condition is necessary to require bird/nesting boxes to be incorporated into the development.

Amenity

35. With respect to the impact on the amenities of neighbouring properties, parking provision, flood risk and refuse collection, the inspector commented that:

'...these factors are not in dispute between the main parties and were addressed in the Officer's Report, with the Council concluding that there would be no material harm in these regards. No substantiated evidence has been submitted that leads me to any different view.'

36. Regarding the impact on the amenities of neighbouring properties, particularly 47 & 57 Trent Boulevard, the plans submitted with 21/02848/FUL (and the current application) have been amended to a degree which, it is considered, would not result in a significant adverse impact on amenity in terms of overshadowing/loss of light, overlooking/loss of privacy and overbearing impact. To protect the amenities of neighbouring properties, conditions are considered to be necessary to remove permitted development rights for external alterations/additions to the two dwellings, and to ensure that certain windows to flats 4 & 6 and plot 3 are obscure glazed and/or have restricted openings. (Any external alterations/additions to the apartment building would require planning permission).
37. It is noted that the submitted plans show steps from the rear elevation on the apartment building, the top one of which is quite broad and could, therefore give rise to people standing/sitting out which in turn may cause some loss of privacy to the adjacent property. As such a condition is recommended that prior to the steps being constructed further details are provided including privacy screening.
38. Comments are noted regarding the cycle/bin store and that due to its size it could be used as additional living accommodation. The application must be considered as submitted, and the building is clearly labelled as a cycle and bin store. Nonetheless it is considered prudent include a condition to ensure it is retained as such for the lifetime of the development.

Highway implications/parking provision

39. The comments in the written representations relating to parking provision and impact on highway safety are noted. The site is in one of the most sustainable locations in the Borough in terms of access to local services/facilities in Lady Bay and West Bridgford own Centre which are within a reasonable walking distance. The site is also on a bus route. In view of the above, and in the absence of an objection from the Highway Authority, a refusal on grounds of insufficient parking and impact on highway safety could not be justified. Contrary to the comments of Highway Authority, and whilst it may be an inconvenience, vehicles parked in the public highway preventing individuals from parking close to their own property or properties they are visiting, is not an amenity issue. It is also the responsibility of vehicle owners/users to drive and park in a safe and responsible manner.

Flood Risk

40. Flood risk was also fully assessed under previous applications. Evidence has been provided by the applicant to demonstrate that the sequential Test and Exceptions test have been passed.
41. The comments of the Environment Agency (EA) relating to ground floor sleeping accommodation are acknowledged. However, with respect to 21/02848/FUL, the EA did not raise this matter and, as they acknowledge, the proposed ground floor levels are set 300mm above the design flood, including during a breach of the flood defences which is in accordance with their guidance. In view of the above, and with a condition to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment, it is considered that the development should be safe for its lifetime without increasing flood risk elsewhere.

Conclusion

42. The outstanding issue highlighted by the Planning Inspector regarding ecology has been satisfactorily addressed. The current application is largely the same as that previously considered by the Inspector and which was found acceptable in all matters other than ecology. The site history and previous appeal decision is a material consideration that must be given significant weight.
43. The application was not subject to pre-application discussions, and it was not necessary to contact the applicant during processing of the application other than to provide updates. Officers are satisfied that the proposed development would be in accordance with the Development Plan and national planning guidance and, accordingly, recommend that planning permission is granted subject to conditions as set out below.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 002 Revision L; 004 Revision M; 003 Revision K; 005 Revision L; 007 Revision L; 008 Revision L; 009 Revision J.

[For the avoidance of doubt and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies

3. The development shall not commence until a method statement detailing techniques for the control of noise, dust and vibration during demolition and construction works has been submitted to and approved by the Borough Council, and the construction of the development shall be undertaken in accordance with the approved details.

[The condition needs to be discharged before work commences on site as this information was not included in the application and it is important to agree these details in order to minimise the impact on adjacent and nearby residents during demolition and construction of the development, and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

4. The development hereby permitted shall be carried out in accordance with The submitted Flood Risk Assessment by Swish Architecture & Planning dated October 2021 and the following mitigation measures it details:
 - Finished floor levels in the detached properties shall be set no lower than 24.39 metres above Ordnance Datum (AOD) and the Finished floor levels in the Apartment complex shall be set no lower than 24.69m AOD
 - Flood resilience measures as detailed in Section 6 of the Flood Risk Assessment.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements, and the mitigation measures shall be retained thereafter throughout the lifetime of the development.

[To ensure that occupants are safe for the lifetime of the development and to comply with policy 17 (Managing flood risk) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

5. Construction of the development hereby permitted shall not proceed beyond damp proof course until details of materials to be used on all external elevations, including dormers, and roofs have been submitted to and approved in writing by the Borough Council, and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and enhancing local identity) of the Rushcliffe Local Plan Part 1: Core strategy, and policy 1 (Development requirements) of the

Rushcliffe Local Plan Part 2: Land and Planning Policies]

6. None of the apartments or dwellings hereby permitted shall be occupied until the driveways/parking areas have been surfaced in a bound material and provided with drainage to prevent the discharge of surface water on to the public highway in accordance with details to be previously submitted to and approved in writing by the Borough Council. The driveways/parking areas shall thereafter be retained available for parking at all times for the lifetime of the development.

[To ensure that sufficient off street parking is provided and retained in the interests of highway safety, and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

7. The development shall not proceed above foundation level until a detailed landscaping scheme for the site has been submitted to and approved in writing by the Borough Council. The approved scheme shall be carried out in the first tree planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the completion of the development 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 the Borough Council gives written consent to any variation.

[In the interests of amenity and to comply with policy 10 (Design and enhancing local identity) of the Rushcliffe Local Plan Part 1: Core strategy, and policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

8. An Electric Vehicle Charging Point shall be provided for the use of each apartment and for both dwellings hereby approved and shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development.

[To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change, in accordance with Policy 2 (Climate Change) of the Rushcliffe Local Plan Part 1: Core Strategy (2014)].

9. The apartments and dwellings hereby approved shall be designed and constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Local Plan Part 2: Land and Planning Policies (2019)]

10. None of the apartments or dwellings hereby permitted shall be occupied until bat roosting and bird nesting boxes have been installed into the construction of the development in accordance with details to be previously submitted to and approved in writing by the Borough Council. Thereafter the bat roosting / bird nesting boxes shall be retained for the lifetime of the development.

[To ensure the incorporation of features that benefit biodiversity, and to

comply with 38 (Non designated biodiversity assets and the wider ecological network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

11. No apartments or dwellings shall be occupied until facilities for the disposal of foul and surface water drainage have been provided, in accordance with details previously submitted to and approved in writing by the Borough Council.

[To ensure that adequate drainage facilities are provided in connection with the development and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies

12. Flat 4, flat 6 and the dwelling at Plot 3 shall not be occupied until the following works have been carried out:

- The bathroom window to flat 4 has been installed with glazing obscured to Group 5 level of privacy or equivalent and a mechanism to restrict opening by no more than 20cm
- The roof lights to flat 6 have been installed with a mechanism to restrict opening by no more than 20cm
- The first and second floor en-suite windows to plot 3 have been installed with glazing obscured to Group 5 level of privacy or equivalent and a mechanism to restrict opening by no more than 20cm.

The windows and roof lights shall be retained to the above specifications for the lifetime of the development.

[To safeguard the reasonable residential amenities of adjoining properties and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

13. Neither of the ground floor apartments or the two dwellings shall be occupied until full details of steps to gain access from the rear external doors to the rear gardens together with details of privacy screens to be installed either side of the steps have been submitted to and approved in writing by the Borough Council, and the steps and privacy screens have been installed in accordance with the approved details. Thereafter the steps and privacy screens shall be retained for the lifetime of the development.

[To safeguard the reasonable residential amenities of adjoining properties and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

14. Notwithstanding the provisions of Schedule 2, Part 1 Class A - C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwellings, including no alteration to or insertion of windows other than those shown on the plans, without the prior written approval of the Borough Council.

[To safeguard the reasonable residential amenities of adjoining properties and to comply with policy 1 (Development requirements) of the Rushcliffe

Local Plan Part 2: Land and Planning Policies]

15. The outbuilding hereby approved shall only be used for the storage of refuse bins and bicycles in connection with the approved apartments, and shall not be used for any other purpose.

[For the avoidance of doubt, and to safeguard the reasonable residential amenities of adjoining properties and to comply with policy 1 (Development requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

NOTES TO APPLICANT

The development makes it necessary to construct a vehicle crossing over a footway of the public highway, and you should contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or licences@viaem.co.uk to arrange for these works to be carried out. If any street furniture needs to be relocated, this will be at the applicant's expense.

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is CIL chargeable. Full details of the amount payable, the process and timescales for payment, and any potential exemptions/relief that may be applicable will be set out in a Liability Notice to be issued following this decision. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>.

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

You are advised that the demolition and disposal of asbestos requires special measures. Further advice can be obtained from Nottinghamshire County Council

(0115 977 2019). Alternatively, you can obtain an asbestos fact sheet from their website www.nottinghamshire.gov.uk.

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins.