
Delegated report Officer: Jessica Clarke-Roome

Application ref. DMOT/2026/0423

Approval of details required by condition 3 (Construction Management Plan) of DMPA/2025/1570 relating to the erection of 2no buildings in B2/B8 and ancillary E(g) uses, associated infrastructure, service yards, landscaping, and a structural landscape buffer at land to the east of Dove Valley Park and the erection of an innovation centre in sui generis use at Plot 2 within Dove Valley Park on Land to the east of Dove Valley Park on Land to the east of Dove Valley Park, Park Avenue, Foston, Derby

Valid date: 27/03/2026

Consults expired: 25/04/2026

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

Derbyshire County Highway Authority - No objection

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

The wording of the relevant conditions is set out below. The scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Condition 3 (Construction Management Plan) : Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning

Authority. The approved plan shall be adhered to throughout the demolition/construction period.

The plan/statement shall include but not be restricted to:

- a) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- b) Advisory routes for construction traffic;
- c) Any temporary access to the site;
- d) Locations for loading/unloading and storage of plant, waste and construction materials;
- e) Method of preventing mud and dust being carried onto the highway;
- f) Arrangements for turning vehicles;
- g) Arrangements to receive abnormal loads or unusually large vehicles;
- h) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development. In accordance with the requirements of Policy INF2 of the South Derbyshire Local Plan and the National Planning Policy Framework.

Planning assessment

The following has been submitted to support the application

- Construction Management Plan prepared by Benniman Construction Group received 09 April 2026
- Cover Letter

This outlines the details required in the condition and how they will be met including the details of construction traffic and arrangements for parking for the period of construction. The County Highway Authority have been consulted and have no objection to the submitted details.

To conclude it is considered that condition 3 can be discharged.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	27/04/2026
Report agreed:	28/04/2026
Authorised officer:	Sarah Beeby
