



Planning and Development Business Unit
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

Our Ref: 70110220
9 February 2024

Dear Sir/Madam,

APPLICATION FOR FULL PLANNING PERMISSION FOR THE REDEVELOPMENT AND EXTENSION OF THE EXISTING J MURPHY & SONS DEPOT MURPHY PIPELINES LTD., NEWARK ROAD, OLLERTON, NG22 9PZ

On behalf of J Murphy & Sons Limited, please find enclosed an application for the following development at the Murphy depot site in Ollerton:

“Extension to and re-development of site to provide new plant and vehicle workshop, welding services workshop, office and training academy and pylon training facility and other associated works”.

The works to the existing depot land include the construction of a new staff office and training building and car park to the front of the site as well as the reconfiguration of various other buildings on the site. The depot is then proposed to be extended into the fields to the east of the existing site with the construction of a new warehouse building with surrounding hardstanding, along with an area to be used for specialist pylon maintenance and construction training.

In addition to this cover letter, please find enclosed the following documents to support this planning application:

- Planning Application Forms and Ownership Certificates;
Planning Drawings, prepared by GTH Architects including:
- Location Plan (ref: 117-GTH-01-ZZ-DR-A-2001 Rev. A);
 - Site Plan - Existing (ref: 117-GTH-01-ZZ-DR-A-2010 Rev. A);
 - Site Plan - Proposed (ref: 117-GTH-01-ZZ-DR-A-2011 Rev. B);
 - Site Plan - Proposed Office Area (ref: 117-GTH-01-ZZ-DR-A-2012 Rev. B);
 - Site Plan - Proposed Workshop Area (ref: 117-GTH-01-ZZ-DR-A-2013 Rev. B);
 - Site Plan - External Finishes Plan (ref: 117-GTH-01-ZZ-DR-A-2014 Rev. A);
 - Existing and Proposed Site Sections - Section 1 (ref: 117-GTH-01-ZZ-DR-A-2051);
 - Existing and Proposed Site Sections - Section 2 (ref: 117-GTH-01-ZZ-DR-A-2052);
 - Existing and Proposed Site Sections - Section 3 (ref: 117-GTH-01-ZZ-DR-A-2053);
 - Existing and Proposed Site Sections - Section 4 (ref: 117-GTH-01-ZZ-DR-A-2054);
 - Existing and Proposed Site Sections - Section 5 (ref: 117-GTH-01-ZZ-DR-A-2055);
 - Existing and Proposed Site Sections - Section 6 (ref: 117-GTH-01-ZZ-DR-A-2056);
 - Typical Training Pylon Elevation (ref: 117-GTH-01-ZZ-DR-A-2070); AWAITED
 - Office & Training Building GA Plan - Ground Floor (ref: 117-GTH-02-00-DR-A-2100 Rev. B);

- Office & Training Building GA Plan - First Floor (ref: 117-GTH-02-01-DR-A-2101 Rev. B);
- Office & Training Building GA Plan - Roof Plan (ref: 117-GTH-02-02-DR-A-2102 Rev. A);
- Office & Training Building Sections (ref: 117-GTH-02-GF-DR-A-2110 Rev. B);
- Office & Training Building Elevations (ref: 117-GTH-02-GF-DR-A-2111 Rev. B);
- Office & Training Building Illustrative Elevations (ref: 117-GTH-02-GF-DR-A-2112 Rev. B);
- Workshop Building GA Plan - Ground Floor (ref: 117-GTH-03-GF-DR-A-2200 Rev. A);
- Workshop Building GA Plan - First Floor (ref: 117-GTH-03-01-DR-A-2201 Rev. A);
- Workshop Building GA Plans - Ground & First Floor (ref: 117-GTH-03-ZZ-DR-A-2202 Rev. A);
- Workshop Building GA Plan - Roof Plan (ref: 117-GTH-03-02-DR-A-2203 Rev. A);
- Workshop Building Elevations (ref: 117-GTH-03-ZZ-DR-A-2210 Rev. A);
- Workshop Building Illustrative Elevations (ref: 117-GTH-03-ZZ-DR-A-2211 Rev. A);
- Workshop Building Sections (ref: 117-GTH-03-ZZ-DR-A-2212 Rev. A);
- Gatehouse GA Plan (ref: 117-GTH-04-GF-DR-A-2300);
- Gatehouse Sections (ref: 117-GTH-04-GF-DR-A-2310);
- Gatehouse Elevations (ref: 117-GTH-04-GF-DR-A-2311);
- Training Viewing Area GA Plan (ref: 117-GTH-05-GF-DR-A-2400);
- Training Viewing Area Sections (ref: 117-GTH-05-GF-DR-A-2410);
- Training Viewing Area Elevations (ref: 117-GTH-05-GF-DR-A-2411);

Design and Access Statement, prepared by GTH Architects;

Planning Statement, prepared by WSP;

Landscaping Plans:

- Legend, Indicative Plant Schedule & Soft Landscape Specification Notes (ref: D3296-FAB-00-XX-DR-L-1000 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 1 of 13 (ref: D3296-FAB-00-XX-DR-L-1001 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 2 of 13 (ref: D3296-FAB-00-XX-DR-L-1002 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 3 of 13 (ref: D3296-FAB-00-XX-DR-L-1003 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 4 of 13 (ref: D3296-FAB-00-XX-DR-L-1004 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 5 of 13 (ref: D3296-FAB-00-XX-DR-L-1005 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 6 of 13 (ref: D3296-FAB-00-XX-DR-L-1006 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 7 of 13 (ref: D3296-FAB-00-XX-DR-L-1007 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 8 of 13 (ref: D3296-FAB-00-XX-DR-L-1008 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 9 of 13 (ref: D3296-FAB-00-XX-DR-L-1009 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 10 of 13 (ref: D3296-FAB-00-XX-DR-L-1010 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 11 of 13 (ref: D3296-FAB-00-XX-DR-L-1011 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 12 of 13 (ref: D3296-FAB-00-XX-DR-L-1012 PL02);
 - Soft Landscape General Arrangement Plan - Sheet 13 of 13 (ref: D3296-FAB-00-XX-DR-L-1013 PL02);
 - Illustrative Landscape Masterplan (ref: D3296-FAB-00-XX-DR-L-5000 PL02);
 - Landscape Sections (ref: D3296-FAB-00-XX-DR-L-8001 PL02);
 - Landscape CDM Risk Register (ref: D3296-FAB-00-XX-RR-L-0001 PL01);
- Agricultural Land Classification, prepared by Askew;



- Air Quality Assessment, prepared by Hoare Lea;
- Archaeology Desk Based Assessment, prepared by WSP;
- Preliminary Ecological Report, prepared by Delta Simons;
- Ecological Impact Assessment, prepared by Delta Simons;
- Biodiversity Net Gain Assessment and Metric, prepared by Delta Simons;
- Economic Statement, prepared by WSP;
- Energy and Sustainability Report, prepared by;
- Flood Risk Assessment and Drainage Strategy, prepared by Delta Simons;
- Transport Assessment, prepared by TPP;
- Travel Plan, prepared by TPP;
- Lighting Assessment, prepared by WSP;
- Landscape and Visual Appraisal with Impact Assessment, prepared by Fabrik Architects;
- Minerals Assessment, prepared by WSP;
- Noise Assessment, prepared by WSP;
- Preliminary Geo-Environmental and Coal Mining Risk Assessment, prepared by Delta Simons;
- Statement of Community Involvement, prepared by PDL;
- Arboricultural Survey Ollerton Depot, prepared by Delta Simmons;
- Arboricultural Survey Ollerton Depot Workshop Area Access, prepared by Delta Simmons;
- Arboricultural Impact Assessment Ollerton Depot Workshop Area Access, prepared by Delta Simmons; and
- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information.

The planning application fee [REDACTED] based on 6,500sqm of floorspace has been paid directly to Newark and Sherwood District Council via the Planning Portal (PP-12664043).

Yours faithfully

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Michael Wood
Technical Director – Planning Consultancy