

Derby City Council
Development Control
The Council House
Corporation Street
DERBY
DE1 2FS

09 September 2026

Dear Sir / Madam

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
APPROVED THREE-STOREY, 66 BEDROOM CARE HOME FOR OLDER PEOPLE (CLASS C2),
SITE OF FORMER SHOWCASE CINEMA, FORESTERS WAY, DERBY, DE23 8AG
(PLANNING PORTAL REF. 15210825)**

Following the grant of planning permission on the 05 March 2026 relating to the above development, an application for Approval of Details Reserved by Conditions No's 6 (Remediation Strategy); 10 (Car Park Revisions) & 12 (Highway Works) has been submitted today via the Planning Portal.

It is understood that the requisite fee related to this application is £309.00. This has been submitted by way of the Planning Portal's electronic payments system and will be forwarded to Derby City Council via the Portal shortly.

Condition No.6 (Remediation Strategy)

This Condition reads as follows: -

"6. Prior to the commencement of any development, an update to the remediation strategy entitled Remediation Strategy for land at Foresters Way, Derby, DE23 8AG (Calabrian Ltd ref: 7318/2 dated April 2025) shall be submitted to and approved in writing by the Local Planning Authority. The update shall consider the full comments of the Environmental Protection Team dated 21st November 2025. The remediation strategy as updated shall clearly identify measures needed to mitigate the identified risks with the Phase II report entitled Former Showcase Cinema, Derby. Geo-Environmental Interpretative Report (Rodgers Leask Environmental on behalf of Sytner Group Limited. Report referenced 21162-RLE-21-XX-RP-O-0002, dated July 2021.)"

Please see attached in response to this Condition: -

- i) Updated Remediation Strategy Report Rev 7318/2 Revision 2.2
- ii) Update Letter to LNT from Calabrian Consultancy- 07 09 26

LNT Care Developments
Helios 47
Leeds
LS25 2DY
0113 385 3850

These documents have been updated and provided in response to the comments made by Land Contamination/Air Quality Officer dated 09 July 2026 (also attached for ease of reference) and should have resolved all matters of previous concern.

Condition No.11 Street Lighting

11. No part of the development hereby permitted shall be first occupied until such time a scheme to light the Foresters Way stub has been submitted, and agreed in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved plans.

Please see attached in response to this Condition: -

- i) Street Lighting Plan, Foresters Way Stub E105
- ii) Viva City Pro Kingfisher Lighting Heads Datasheet 2025
- iii) Column Specification Kingfisher Lighting Datasheet
- iv) Existing Lighting Columns (Photo)

The above are the details of a scheme to light the Foresters Way Stub. It is proposed to replace the two southernmost lighting columns with new columns as indicated in the location of the existing columns.

The third and northernmost existing column would be sited where the proposed new access into site is proposed. It is proposed, therefore, to replace and relocate this column to a location to the south of the proposed access within soft landscaping.

Due to the sensitivity of the siting of this lighting within the Root Protection Areas (RPA's) of Tree Preservation Order protected trees, we are currently investigating the existing electrical connections and service infrastructure to avoid any excavations.

It is trusted that sufficient information has been submitted and that these are acceptable. Should there be any questions/issues, please do not hesitate to contact me on 07792 398721.

Yours faithfully

Alistair Wood

Alistair Wood MA DipTP MRTPI
Planning & Development Manager