

RECOMMENDED PLANNING CONDITIONS

Commencement

1. Subject to the conditions set out in this permission, this grant of planning permission shall permit the retention of development carried out in accordance with the approved application and any approved works not completed to date.

Reason For the avoidance of doubt as to the development permitted.

2. The Waste Planning Authority (WPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development.

Reason: To enable the WPA to monitor compliance with the conditions of the planning permission.

Approved Plans

3. The development hereby permitted shall be carried out in accordance with the following documents:
 - a. Planning Application forms and supported letter dated and received by the WPA on 24th June 2016.
 - b. Noise Impact Assessment Report (Ref: AC101262-1R3) for proposed CHP Unit at Center Parcs, Sherwood Forest received by the WPA on 24th June 2016.
 - c. Air Quality Assessment Report (Ref: 1294r4) for Center Parcs Rufford, received by the WPA on 24th June 2016.
 - d. Drawing No. 19323/1001 Rev R: Proposed Site Layout received by WPA on 24th June 2016.
 - e. Drawing No. 19323/1010 Rev.C: Proposed Site Location Plan and Access Route received by WPA on 24th June 2016.
 - f. Drawing No. 19323/1500 Rev E: Plant Elevations received by WPA on 24th June 2016.
 - g. Drawing No. 19323/1501 Rev C: Site Cross Sections received by WPA on 24th June 2016.

Reason: For the avoidance of doubt.

External Colour of structures

4. The external colour of each part of the CHP Plant shall be installed and maintained throughout the operational life of the plant in a Moss Green (RAL 6005) colour.

Reason: In the interests of visual amenity and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.3.

Controls over Noise Emissions

5. Prior to the CHP Plant hereby approved first being brought into use, a 4.2m high acoustic fence shall be installed in the location identified on Drawing No. 19323/1591 Rev.C: Site Cross Sections in accordance with a construction specification which shall be agreed in writing by the WPA prior to its installation. The acoustic fence shall thereafter be retained throughout the operational life of the site.

Reason To minimise potential noise emissions from the site in accordance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.9 (Noise).

Potential for Ground Contamination

6. A watching brief for ground contamination shall be maintained during construction works, particular attention shall be given to legacy of the historical use of the site in connection with a military training camp. If during development contamination is found to be present then construction works shall stop and no further development shall be carried out until a remediation strategy to deal with unsuspected contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the WPA. Development shall be carried out in accordance with the approved details

Reason: To ensure that the site is remediated appropriately.

Protection of Ground water.

7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage within the secondary containment system, the compound shall be at least equivalent to 110% of the capacity of the largest tank, or 25% of the aggregate storage capacity, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason To prevent prevention of the water environment in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Operating Noise

8. The CHP facility hereby approved shall be installed and operated in accordance with the acoustic levels set out within the Noise Impact Assessment Report (Ref: AC101262-1R3) for proposed CHP Unit at Center Parcs, Sherwood Forest received by the WPA on 24th June 2016. In the event that a noise complaint is received concerning the operation of the CHP plant which in the WPA's opinion is attributable to the operation of the CHP plant, then the operator shall commission a further noise

assessment to verify operational noise levels and submit the results of this assessment to the WPA within a report for its written approval. In the event that operational noise levels are being exceeded then the noise report shall also incorporate a scheme to mitigate and reduce noise emissions to ensure compliance with the levels set out within the original Noise Impact Assessment Report, these mitigation measures shall be implemented in accordance with a timetable agreed in writing by the WPA.

Reason: To regulate noise emissions from the CHP facility in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Landscape Protection

9. No trees from within the development site or the adjoining woodland planted areas around the development site shall be lopped, topped or felled without the prior written approval of the WPA. In the event that consent is sought for the lopping, topping or felling of any trees in this area, the request shall be supported by a landscape mitigation/management plan which shall be submitted to the WPA and approved in writing by the WPA prior to tree works being commenced. The landscape mitigation and management plan shall thereafter be implemented in full accordance with the details approved.

Reason: To ensure satisfactory screening is retained of the development site, in the interests of visual amenity and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.4.