

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

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 hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

- (a) Dwg 02-001 Site location plan dated April 21 and received by the WPA on 04/12/23;
- (b) Dwg titled 'PROW Diversion' received by the WPA on 04/12/23;
- (c) Dwg ref BWTSP Rev C 'Wells Land Remodelling Phasing Plan' dated and received by the WPA on 09/04/24;
- (d) Dwg ref BWFLD 'Wells Land Remodelling Overland Surface Water Flow Route', Rev A dated and received by the WPA on 09/04/24.

Reason: For the avoidance of doubt as to the development that is permitted.

4. Works shall take place in accordance with the ecological advice from FPCR Environment and Design Ltd dated 18th November 2022. An updated protected species survey shall be undertaken and the results and recommendations submitted to the WPA and agreed following a site visit prior to works commencing. Details of stand offs and protective fencing shall also be provided for approval. Works shall take place in accordance with all approved details and recommendations.

Reason: In the interests of managing potential impacts to protected species.

5. Should works take place during the months of March to August a ground nesting bird check of the site should first be completed immediately prior to works commencing. Should any active nests be found, a suitable buffer (as advised by the ecologist) must be marked out and left untouched until all birds have fledged.

Reason: In the interests of avoiding disturbance to birds, their nests and eggs which are protected by the Wildlife and Countryside Act 1981 (as amended).

6. Prior to importation of soils a works management plan shall first be submitted to the WPA for its written approval. The plan shall include details of but not limited to:

- a) Arrangements for a safe crossing point of West Bridgford Public Footpath 26
- b) Provision of a temporary diversionary footpath
- c) Temporary fencing or roping off for public safety
- d) A dust management plan
- e) Measures to minimise any chemical or fuel pollution to the ground and water environment including contingency measures to be taken in the event of any spillages
- f) Arrangements to manage surface water run-off
- g) Measures to prevent the unregulated discharge of surface water from development site into the public highway
- h) A plan identifying trees and hedgerows within the site or along the site boundaries scheduled and details of the protection measures which shall accord with BS 5837:2012-Trees in relation to design, demolition and construction.

Reason: Details are required to be submitted prior to the commencement of the development in the interests of mitigating the effects of construction works upon the local environment and amenity.

7. Prior to importation of soils a works method statement shall first be submitted to the WPA for its written approval. The plan shall specify measures in order to safeguard soil resources from damage or compaction with reference to the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Reason: Details are required to be submitted prior to the commencement of the development in the interests of safeguarding soils and soil quality.

8. Soils shall only be spread when they and the ground on which they are to be placed are in a dry and friable condition and no movements, spreading, levelling, ripping or loosening of subsoils or topsoils shall occur:

- (i) When it is raining; or
- (ii) When there are pools of water on the surface of the receiving area.

Reason: In the interests of conserving soil quality.

9. Only soils currently stored on the adjacent development site (land West of Melton Road Sustainable Urban Extension) shall be imported into the site for spreading.

Reason: To ensure only suitable soils are utilised which are free of contamination.

10. Soil spreading works shall only proceed once a temporary bund has been installed in accordance with the details on Dwg ref BWFLD and the accompanying construction method statement. This shall remain in place until the importation of soils has been completed.

Reason: In the interests of controlling surface water and local amenity.

11. Soil importation and spreading shall only take place between 07.30 – 19.00hrs on Mondays to Fridays and 08.00 – 13.30hrs on Saturdays, with no working on Sundays or public/bank holidays.

Reason: In the interests of safeguarding residential amenity.

12. All stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the agricultural afteruse shall be picked and removed from the site.

Reason: In the interests of providing an acceptable agricultural restoration.

13. The applicant shall notify the WPA at least 5 working days in advance of the commencement of the final soil placement on each phase, or part phase to allow a site inspection to take place.

Reason: In the interests of providing an acceptable agricultural restoration.

14. Within 3 months following completion of the works an ecological enhancement plan shall be submitted to the WPA for its written approval. As a minimum this should detail proposals to enhance existing, or replace missing, hedgerows with native planting and new hedgerow trees, and complement and be in addition to the existing requirements under RBC approval 21/01349/REM, condition 3. The plan shall include details of timescales for planting/implementation, establishment methods and maintenance arrangements for at least 5 years from planting which shall also make provision for replacements of any planting which dies or succumbs to disease. The approved enhancement plan shall thereafter be implemented as approved.

Reason: In the interests of enhancing biodiversity as required by policies 1 and 38 of the Rushcliffe Land and Planning Policies Document.

Informatives/notes to applicants

1. The Environment Agency advises that the works may require an Environmental Permit, or an exemption and that appropriate guidance should be to ensure all necessary legislative and regulatory requirements are in place for the deposit of the topsoil.
2. A Temporary Traffic Regulation Order (TTRO) will be required to temporarily close West Bridgford Footpaths No.s 27 & 28. Closures should be kept to the minimum time required to undertake works in the affected area.
3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.