

## RECOMMENDED PLANNING CONDITIONS

1. This permission relates to the restoration to agriculture by landfill of the area edged red on Figure 3 contained within “Staple Opencast Mine Extension and Landfill Accompanying Statement” dated 11 November 1991.

*Reason: For the avoidance of doubt.*

2. From the commencement of their development until its completion, a copy of the permission, including all plans and documents referred to in the permission and any other plans and documents subsequently approved in accordance with this permission shall always be on display for inspection at the site during normal working hours.

*Reason: For the avoidance of doubt.*

3. All importation and deposit of waste and fill materials shall cease on or before 31st October 2024. All restoration operations, excluding aftercare and drainage shall be completed by 31st December 2025 or within 2 years of the cessation of waste disposal, whichever is the sooner.

*Reason: To define the permission.*

4. No waste materials or soils shall be imported into the site directly from the public highway on Grange Lane unless:
  - (a) the sight line areas of the approved site access shown on Plan 3057/C/10/E shall be kept clear of all obstructions to visibility above a height of 0.6 metres;
  - (b) the wheels of all vehicles leaving the site have been cleaned in the approved wheelwash facility to prevent the deposit of detritus or mud on the highway.

*Reason: In the interests of highway safety and to safeguard the local environment in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.*

5. The site shall be operated and filled in accordance with the phasing programme and details set out in Drawing No. 361W117 Quarterly Waste Update Plan approved on 10th March 2009.

*Reason: In order to ensure a phased programme of operations in accordance with Policy 3.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

6. No operations authorised by this permission including operation of machinery and work in connection with stripping, movement or replacement of soil, or overburden, deposit of waste, receipt or movement of waste disposal vehicles, or subsequent restoration shall be carried out except between the following times:

0700 -1900 Monday to Friday

0700 -1300 Saturday

No operations or work shall be carried out on Sundays.

On Bank Holidays (not including 25th and 26th December and 1st January) operations shall only be carried out between the hours of 0800 to 1700.

*Reason: In the interests of residential amenity and to ensure the development is carried out in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

7. No excavation or waste disposal operation shall be carried out within 15 metres of the boundaries of the site

*Reason: In the interests of residential amenity and to ensure the development is carried out in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

8. The area of willow trees and hedgerow on the western boundary of the site indicated on Plan No. A1148-A008 received by the WPA on 29th April 1992, shall be retained and managed as necessary to the satisfaction of the WPA.

*Reason: In the interests of residential amenity and to ensure the development is carried out in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

9. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site, and existing drainage systems shall be managed in accordance with the Surface Water Drainage Scheme: E969-SQ-105, approved by the WPA on 10th March 2009.

*Reason: In the interest of groundwater protection, in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

10. All foul drainage must be contained within a sealed and watertight cesspit. In order to avoid overflow, this facility must be fitted with a level warning device.

*Reason: In the interest of groundwater protection, in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

11. For as long as operations, including landfill and restoration take place on the site, any containers of fuel oil or liquid chemicals shall be located within a containment bund of sufficient capacity to accommodate the contents of the largest container plus an additional ten per cent. There must be no drain through the bund floor or walls and all filling points, vents and sight glasses must be located within the bund.

*Reason: In the interest of groundwater protection, in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

12. Topsoil and subsoil mounds shall be constructed with only the minimum amount of compaction necessary to ensure stability. They shall be graded and sown with a grass seed mixture to the satisfaction of the WPA. The sward shall be

suitably managed throughout the period of storage during the first sowing season following their construction in accordance with details to be agreed in writing by the WPA.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

13. No movement of soil shall take place except when the full depth of soil to be transported is in a suitably dry soil moisture condition. Conditions shall be sufficiently dry for the topsoil to be separated from the subsoil without difficulty so that it is not damaged by machinery passage over it.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

14. Mounds of topsoil, subsoil and soil making material shall not be traversed by heavy vehicles or machinery except during construction or removal of these mounds.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

15. All areas of the site left undisturbed and all topsoil, subsoil, soil making material and overburden storage areas shall be kept free of weeds. All necessary steps shall be taken to destroy weeds at any early stage of growth to prevent seeding.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

16. Measures shall be taken to the satisfaction of the WPA to ensure the suppression of dust emissions from the site; in particular (but without prejudice to the generality of the foregoing) a water bowser shall be available on site at all times during dry weather so that all haul roads can be watered to lay dust where necessary.

*Reason: In the interest of amenity and to accord with Policies W3.8 and W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.*

17. All steps shall be taken as required by the WPA to prevent the spread of litter from the site by keeping the tipping area to a minimum and by all reasonable precautions to prevent the spread of litter from the working area including a daily spreading of inert material over the tipped face in the domestic waste disposal areas. Any litter from the site which is deposited on nearby land shall be removed and returned to the satisfaction of the WPA.

*Reason: In the interest of amenity and to accord with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.*

18. Measures shall be employed as may be agreed by the WPA to minimise the emission of noise from operations within the boundary of the site. In particular (but without prejudice to the generality of the foregoing) all types and classes of

plant, used for landfill or restoration shall be equipped with efficient silencers or fitted with the best practical means of noise attenuation and maintained to the satisfaction of the WPA. All pumping machinery employed on the site shall have electric motors and baffle screens.

*Reason: In the interest of amenity and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revising, revoking or replacing that order, no landfill gas flare compound or pipework system nor permanent plant, machinery or buildings, shall be erected or placed upon the tipping area.

*Reason: In the interest of amenity and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

20. Within six months of the cessation of waste disposal operations, all buildings, plant (except where required for restoration works) weighbridge and fences (excluding protective fencing for planted areas), shall be removed from the site.

*Reason: In the interest of amenity and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

21. The landfill gas control system including flare stack pipework within 500mm of ground level shall be removed at such time as the WPA consider landfill gas control is no longer required. Gas wells shall be backfilled, sealed and capped and restored by covering with soils and seeding.

*Reason: In the interest of amenity and to accord with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

22. The restoration and landscaping of the site shall conform to the restoration and aftercare scheme dated July 2015 and received by the WPA on 15th April 2016, together with addendum dated 15/06/16 and received by the WPA on 5th July 2016; and Drawing No. KB-STA002a dated June 2016.

*Reason: To ensure satisfactory landscape treatment of the restored site, in accordance with Policy W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

23. The final layer of waste shall be graded to the final restoration levels approved under Condition 22, less an allowance for the emplacement of the soils, but taking account of future settlement, to the satisfaction of the WPA.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan 2002.*

24. Restoration of the site shall be progressively completed in stages as soon as reasonably practicable in accordance with the scheme approved under Condition 22.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

25. Following the emplacement of the seal and clay cap over each restoration phase, soil forming material, subsoil and topsoil shall be spread in sequence over the phase in accordance with conditions 27-34 below.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

26. At least 7 days' notice, but not more than 21 days' notice, shall be given in writing to the WPA prior to spreading of soil forming material and subsoil, on each restoration phase. The operator shall meet on site a representative of the WPA to agree that the replacement material conforms generally with the levels as set out in the agreed Contour plan and that the contours, after allowing for any settlement and the replacement of subsoil and topsoil, shall be satisfactory for agricultural operations. Any necessary regrading shall be carried out until agreement is reached.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

27. During the placement of the soil forming material and subsoil it shall be subsoiled (rooted) with a heavy sub-soiler. Such treatment is to ensure that within a total depth of 1.0 metre below the surface of the topsoil there is:

- (a) No fill material or other sterile material injurious to plant life;
- (b) No rock, stone, boulder or other materials capable of preventing or impeding normal agricultural or land drainage operations including mole ploughing or subsoiling;
- (c) A reasonable level surface suitable to receive subsoil.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

28. All available soil forming material and subsoil shall be respreads evenly over the worked area. They shall be so treated to comply with the general requirement of Condition 28. No layer of replaced soil shall exceed 450mm thickness (or such thickness that is agreed with the WPA) before it is subsoiled, the subsoiling operation must penetrate at least 150mm into the underlying layer to relieve compaction at the interface (but not the low permeability cap). Subsoil upon which other soils have been stored shall be subsoiled (rooted) as above.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

29. Stones or other unwanted material at the surface of each layer of subsoiled (rooted) subsoil which will not pass through a 150mm diameter ring in any dimension shall be removed from site or buried on site not less than 2 metres below final surface contours.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

30. After satisfactory replacement and treatment of the subsoil, all available topsoil shall be re-spread evenly over those areas agreed to receive such topsoil. The topsoil shall be subsoiled (rooted), cultivated, and so left as to comply with the requirements of Condition 27. Stones greater than 100mm in any direction should be removed. Topsoil upon which other topsoil has been stored shall be subsoiled (rooted) and cultivated as above.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

31. Plant and vehicles shall not cross areas of replaced subsoil and topsoil except for the express purpose of restoration. All operations involving soil replacement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry condition.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

32. All operations involving soil replacement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry condition.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

33. All reasonable precautions shall be taken to prevent the mixing of topsoil, subsoil, overburden and fill material.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

34. Prior to cultivation an adequate number of samples of topsoil shall be analysed to assess fertiliser, lime and other ameliorants required to promote normal plant growth.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

35. The results of the analyses referred to in Condition 34 shall be supplied to the WPA and details of treatment, seed mixture and rate of application to be carried out in sequence shall be approved by the WPA as part of the Aftercare programme prior to their application.

*Reason: To ensure the satisfactory aftercare of the site in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

36. In the first available sowing season following the spreading of topsoil on those areas to be restored, a seed mixture shall be sown with the details set out in Condition 35.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

37. If on any part of the restored area satisfactory plant growth is not obtained as a result of the initial sowing, such parts shall be cultivated and re-seeded after correction of any nutrient deficiency or toxicities during the growing season.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

38. Appropriate measures shall be taken to remedy any settlement causing ponding during and after the restoration operations.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

39. Tree planting shall be carried out on the areas identified for the purpose in accordance with a detailed scheme which has been submitted to and approved in writing by the WPA as required by Condition 22. Trees dying within a five year period following their planting shall be replaced on an annual basis in order to achieve an 80% establishment rate provided that at least 50% establishment is achieved within any area of 0.1 hectares.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

40. The Aftercare scheme approved under Condition 22 of this permission shall be carried out to the satisfaction of the WPA for a period of 5 years following restoration in each phase in accordance with the approved aftercare scheme.

*Reason: To ensure the satisfactory aftercare of the site in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

41. Should the quarry or landfill site cease operating for a period in excess of one year, the operators shall, on written request from the WPA:

- (a) submit to the WPA for approval an alternative scheme of restoration of the site and ancillary areas within 1 year of the date of the request;
- (b) carry out the restoration in accordance with the scheme approved under (a) above.

*Reason: To ensure the satisfactory restoration of the site in accordance with Policy W4.8 of the Nottinghamshire and Nottingham Waste Local Plan.*