

RECOMMENDED PLANNING CONDITIONS

Commencement

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.

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

Approved Documents

3. The development hereby permitted shall be carried out in accordance with the following documents:

- a. Planning Application Forms and supporting design and access statement received by the WPA on the 17th December 2015.
- b. Flood Risk Assessment received by the WPA on 17th December 2015.
- c. Stud Farm Pipeline Red Line Boundary Plan received by the WPA on the 17th December 2015.
- d. Drawing No. L-FUT-007-GPI Proposed AD Plant Gas Pipeline Installation received by the WPA on the 17th December 2015.

Reason: For the avoidance of doubt.

Construction Controls

4. Works within flood zone 2 and 3 shall strictly comply with the working methodologies set out within the flood risk assessment received by the WPA on the 17th December 2015. These methodologies identify the use of direct drilling under Rainworth Water and ensuring no excess spoil is deposited in these areas.

Reason: To prevent increased risk of flood and disruption of the river bed in accordance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.5.

5. Excavations associated with the installation of the gas pipeline shall not commence until an ecological walkover survey of the pipeline route is carried out and the results of the survey submitted to the WPA as part of a written report for

approval in writing. The survey shall investigate for the presence of protected species with particular attention paid to areas that are not in use as open agricultural land including hedgerows, woodland, watercourses and the small section of route at the western end that lies within Centre Parcs Local Wildlife Site. In the event that the survey identifies any protected species then the written report shall incorporate a working methodology to ensure impacts are avoided or appropriately mitigated. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that protected species are not harmed by the carrying out the development.

6. Excavations associated with the installation of the gas pipeline shall not commence until a method statement has been submitted to the WPA for approval in writing detailing how impacts to trees, hedges and their root structures which have potential to be affected by the development will be minimised or avoided. Special regard shall be given to the belt of trees in the vicinity of Rainworth Water where the pipeline shall be installed by drilling at a suitable depth to avoid root damage. All works shall be carried out in accordance with the approved scheme.

Reason: To minimise potential adverse impacts to trees during construction works.

7. No development shall take place in connection with the installation of the gas pipeline until a written scheme for archaeological mitigation and reporting has been submitted to and approved in writing by the WPA. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that archaeological features within the site are appropriately investigated and recorded.

Note to applicant

1. Best practice should be implemented when working adjacent to water bodies to prevent contamination, particularly the release of sediments into Rainworth Water.
2. The Environment Agency advise that the gas pipeline would carry gas that remains a waste material until it is burnt. Therefore the biogas pipeline will require a permit before it can carry the gas. The applicant should contact Judy Roberts at the Environment Agency on 07802 330173 to discuss this matter.