

## 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 Plans

3. The development hereby permitted shall only be carried out in accordance with the following documents except where amendments are made pursuant to the other conditions below:

#### Documents submitted under planning application 3/16/00081/CMA

- Planning application forms and supporting letter received by the WPA on 19<sup>th</sup> November 2015.
- Site plan to identify completed area and parts where capacity to tip is available received by WPA on 30<sup>th</sup> November 2015.
- Drawing No. 0387/1/2: Coneygre Farm Concept Restoration Masterplan (edited to show proposed phasing of works) received by the WPA on 5<sup>th</sup> January 2016.

#### Extant plans approved under planning permission 3/06/00893/CMA

- Drawing No. 9110/92A Showing Planning Application Site Boundaries and existing contours at Coneygre Farm received by the WPA on the 6<sup>th</sup> June 2006.
- Drawing No. 0387/1/2: Concept Restoration Masterplan received by the WPA on the 6<sup>th</sup> June 2006.
- Drawing No. 0387/1/2A Concept Restoration Masterplan – Phasing Plan received by the WPA on the 6<sup>th</sup> June 2006.
- Drawing No. 0387/1/3 Cross Sections received by the WPA on the 6<sup>th</sup> June 2006.
- Drawing No. H03871/4 Proposed Inert Material Grading Plant and Recycling Station showing locations and site access of Coneygre Farm received by the WPA on the 6<sup>th</sup> June 2006.

- Drawing No. H03871/6 Treatment Plant and Stockpile Area received by the WPA on the 6<sup>th</sup> June 2006.
- Drawing No. H038871/4 Location and Access Plan received by the WPA on the 6<sup>th</sup> June 2006.

*Reason: For the avoidance of doubt.*

### **Duration of Operations**

4. All waste importation shall cease no later than 1<sup>st</sup> June 2022, or when the final restoration levels have been achieved, whichever is the sooner.

*Reason: To ensure the development is carried out within an acceptable timescale in accordance with Policy W3.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

5. All screening, stockpiling, waste transfer, waste tipping and restoration operations shall cease no later than 1<sup>st</sup> June 2024, or within 2 years of achieving final restoration levels, whichever is the sooner. Upon completion of screening, stockpiling, waste transfer, waste tipping and restoration operations all plant & machinery shall be permanently removed from the site.

*Reason: To ensure the development is carried out within an acceptable timescale in accordance with Policy W3.1 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Material Importation**

6. Only soils, concrete, hardcore and other inert construction/demolition waste shall be reprocessed and stored within the application area. Nothing other than uncontaminated materials shall be tipped on the site.

*Reason: To ensure that tipping operations do not result in any unacceptable environmental impacts in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

7. The number of HGV vehicle movements entering and leaving the site shall not exceed 80 vehicles per day (40 vehicles entering and 40 vehicles leaving). A record shall be kept by the operator of the number of HGV movements on a daily basis. These records shall be made available to the WPA within seven days of a written request from the WPA. All such records shall be kept for at least 24 months.

*Reason: To ensure impacts arising from the operation of the site do not cause unacceptable disturbance to local communities in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan*

8. The operator shall take all reasonable steps to ensure that all Heavy Goods Vehicles shall access and depart the site from the A612 using Station Road, thus avoiding trafficking through Hoveringham village. Such steps shall include the issuing of instructions to all drivers, and the display of signage at the site exit to remind drivers of the advised route.

*Reason: To minimise potential adverse impacts resulting from the movement of Heavy Goods Vehicles in accordance with Policy W3.15 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Material Storage**

9. Material shall only be stored within the treatment plant and stockpile area identified on drawing H03871/6 and not on any other locations of the site unless the material is being placed for final disposal. Stockpile heights shall not exceed 8m. The boundary of the stockpile/processing area shall be pegged out and the pegging out shall be maintained at all times during the operational life of the site.

*Reason: In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Operating Hours**

10. Except in an emergency, which shall be notified to the WPA in writing within no more than 48 hours of its occurrence, there shall be no importation/exportation of materials and site working including screening and tipping of materials except between the hours of 0700 hrs and 1700 hrs Monday to Friday and 0700 hrs to 1200 hrs on Saturdays and not at all Sundays, Bank and other Public Holidays.

*Reason: To minimise impacts arising from the operation of the site, and to protect the amenity of nearby residential properties in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Noise**

11. All fixed and mobile plant, mechanical equipment and vehicles used on the site shall incorporate noise abatement measures and be fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications.

*Reason: To minimise noise pollution and to ensure compliance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

12. All reversing warning devices used on mobile plant under the control of the operator shall comprise white noise (broadband) alarms.

*Reason: To minimise noise pollution and to ensure compliance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Dust**

13. All possible measures shall be employed to ensure that dust emissions from the site are controlled and fugitive dust prevented from leaving the site. These shall include taking all or any of the following steps as appropriate:

- (a) The use of water bowzers and/or spray systems to dampen stockpiles, the site operational areas and internal haul roads;
- (b) Upon the request of the WPA the temporary cessation of material importation, processing and movement of materials during periods of excessively dry and windy weather.

*Reason: To minimise dust pollution and to ensure compliance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Protection of the Public Highway**

14. In the event that the operation of the site results in mud, clay or other deleterious materials being deposited upon the public highway, then within one month of the written request from the WPA details of additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted in writing to the WPA. The revised steps and measures shall be implemented within one month of their approval by the WPA and thereafter maintained for the life of the site.

*Reason: To prevent mud and other deleterious material contaminating the highway in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.*

15. All vehicles transporting processed material from the site shall be fully covered by sheeting prior to leaving site.

*Reason: To prevent mud and other deleterious material contaminating the highway in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Storage of Oils, Fuels and Chemicals**

16. 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 multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessel plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. 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/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

*Reason: To minimise potential pollution risks in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Removal of Vegetation**

17. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows on site shall not be undertaken during the months of March to August inclusive, except when approved by the WPA to ensure that breeding birds and herptofauna are not adversely affected.

*Reason: In the interest of protecting species and their habitats and to ensure compliance with Policy W3.22 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Phasing**

18. Waste disposal and restoration operations shall be undertaken on a phased basis in general accordance with drawing no. 0387/1/2A Concept Restoration Masterplan – Phasing Plan received by the WPA on the 6<sup>th</sup> June 2006. Tipping operations shall not commence in any subsequent phase until such time that tipping has been completed within the previous phase of working. The operator shall clearly delineate the boundaries of the operational tipping phase on the landward side of the tipping operation with pegs prior to commencement of tipping operations within the phase, and thereafter maintain the pegs in situ at all times during tipping operations within that phase.

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

19. An annual development/progress/restoration report shall be submitted to the WPA for approval in writing. The report shall contain the following information:
- (a) A record of the quantity of material imported into the site within the last 12 months including details of the quantities of material deposited on site through landfill and the amount re-sold as reprocessed product;
  - (b) The submission of a plan to identify the location of waste tipping operations undertaken within the previous 12 months;
  - (c) The submission of a plan to identify the location of tipping operations within the next 12 months including an estimation of the quantity of topsoil, subsoil or soil making materials required to carry out the works;
  - (d) An audit of the quantity of topsoil, subsoil or soil making materials stored within the site and the adjoining land;
  - (e) A report to identify the progress in achieving the phased restoration of the site within the time limits set out within Conditions 4 & 5 above;
  - (f) Details of the seeding and planting proposed to be undertaken within the following 12 months.

Work shall thereafter progress in accordance with the approved timetable.

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

20. In the event that the tipping operations are not progressing satisfactorily in accordance with Drawing No.0387/1/2A Concept Restoration Masterplan so as to ensure completion of restoration within the time limits set out in Conditions 4 & 5, then within three months of a written request of the WPA the applicant shall prepare and submit a revised restoration scheme for the site based on the predicted lower quantity of material imported into the site. Following the written consent of the WPA, restoration operations shall thereafter proceed in accordance with this revised restoration scheme.

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

## **Soil Placement**

21. The WPA shall be notified in writing at least 5 working days before each of the following:

- (a) Overburden has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out; and
- (b) When subsoil has been prepared ready for topsoil replacement to allow inspection of the area before further restoration of this part is carried out; and
- (c) On completion of topsoil replacement to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

*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.*

22. Soils within the top 1 metre below final restoration levels shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition. No movements, re-spreading, levelling, ripping or loosening of subsoil or topsoil shall occur:

- (a) When it is raining;
- (b) When there are pools of water on the surface of the storage mound or receiving area.

*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.*

23. Before placement of subsoil and topsoil, the surface of the site shall be graded evenly in accordance with the agreed contours, taking into account depths of soil required.

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

24. Subsoil within areas of the site above the lake water level (dry land) shall be re-laid so that the total thickness of settled subsoil is no less than 0.7 metres.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

25. Each subsoil layer placed shall be cross-ripped:

- (a) To provide loosening to a minimum depth of 450mm with tine spacings no wider than 1.5m; and
- (b) Any rock, boulder or larger stone greater than 200mm in any dimension shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be disposed of off-site or buried at a depth not less than 2 metres below the final pre-settlement contours.

*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.*

26. After satisfactory placement of subsoil, a 300mm depth of topsoil shall be spread over those areas above lake water level (dry land). Stones greater than 100mm in any dimension shall be removed.

*Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy 4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

27. Only low ground pressure machines shall work on re-laid topsoil or subsoil to replace and level topsoil.

*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.*

28. The re-spread topsoil shall be rendered suitable for agricultural cultivation by loosening and ripping:

- (a) To provide loosening equivalent to a single pass at a tine spacing of 1.5 metres or closer;
- (b) To full depth of the topsoil plus 100mm; and
- (c) Any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

*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.*

29. Any part of the site which is significantly affected by differential settlement that occurs during the restoration and aftercare period, and would interfere with restoration operations, shall be filled. The operator shall fill the depression to the final settlement contours specified with suitable materials to a specification to be agreed in writing with the WPA. Topsoil, subsoil and other overburden moved in the course of the work shall not be mixed and shall be handled and replaced in accordance with the methods and depths detailed in the above conditions.

*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.*

### **Planting and Aftercare**

30. Within 6 months of the date of commencement, as notified under Condition 2 an aftercare scheme shall be submitted to the WPA for approval in writing. The aftercare scheme shall include but not be restricted to details of the following:-

- (a) Details of the planting scheme, including the species to be planted, the quantity and proportions of species and the provenance of stock;
- (b) The planting of reed and other emergent planting in the marginal areas of the lake to enable the establishment of a dense belt of vegetation that will serve to reduce the likelihood of large populations of feral geese using the site.
- (c) Weed control;
- (d) Sowing and seed mixtures;
- (e) Soil analysis;
- (f) Animal stocking rates;
- (g) Drainage arrangements;
- (h) Management practices such as the cutting of vegetation, establishment methodologies and monitoring proposals;
- (i) Remedial treatments;
- (j) Irrigation;
- (k) Details of the proposed fishery, including proposed stocking levels, positions of fishing platforms and access paths for anglers.

The aftercare scheme shall thereafter be carried out as approved and incorporate works for seeding and planting in accordance with the timetable submitted under the requirements of condition 19f.

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



## **Early Cessation of workings**

31. In the event that operations cease for a period in excess of 12 months, then within 3 months of receipt of a written request from the WPA an alternative restoration and aftercare scheme shall be submitted to the WPA for approval in writing. The alternative restoration and aftercare scheme shall thereafter be carried out in full accordance with the approved details within 12 months of the date of its approval.

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

## **Informatives/Notes to applicants**

1. The Newark Area Internal Drainage Board comment that the watercourse on the north east boundary of the site, the Thurgarton Beck, is maintained by the Drainage Board. Any development, tree planting, fence erection or landscaping within 9m of the top of the bank of the watercourse will require the prior consent of the Board. In addition, culverting, piping or bridging of the watercourse will require the Boards consent as will any discharges to the watercourse. Furthermore there is also a watercourse alongside the access road to Coneygre Farm which passes into a culvert approximately 300m south east of the main road. This culvert discharges into the existing lake to the east. Any works on the lake must ensure that this outfall is retained as it takes drainage from the access road and some of the industrial area upstream.
2. The applicant is advised that planning permission will be required for the erection of any buildings or built structures on the site, including car parking.