

RECOMMENDED PLANNING CONDITIONS

Commencement

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

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

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 enable the WPA to monitor compliance with the conditions of the planning permission, and for the avoidance of doubt.

Approved Plans

3. Except where amendments are made pursuant to the other conditions in this planning permission, the development hereby permitted shall only be carried out in accordance with the following plans and documents:
 - a. Drawing No. 2520-010-01: Site Location Map dated 16.09.21 received by the WPA on 23rd September 2021.
 - b. Drawing No. 2520-010-02: Site Location Plan dated 16.09.21 received by the WPA on 23rd September 2021.
 - c. Drawing No. 2520-010-04: Proposed Layout Plan dated 21.09.21 received by the WPA on 23rd September 2021.
 - d. Drawing No. 2520-010-06 Revision A: Proposed Building Elevations dated 23.02.22 received by the WPA on 23rd February 2022.
 - e. Drawing No. Q-21058-000000: PRF Plant dated 13.09.21 received by the WPA on 23rd September 2021.

Reason: For the avoidance of doubt, and to define the permission.

Regulation of Construction Activities

4. Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the WPA. The CEMP shall include but not be limited to:

- a. Contractors' access arrangements for vehicles, plant and personnel, and facilities for parking of contractors' vehicles;
- b. Contractors' site storage area/compound;
- c. The number, size (including height) and location of all contractors' temporary buildings;
- d. Temporary means of enclosure and demarcation of the site operational boundaries, to be erected prior to the commencement of construction operations in any part of the site and maintained for the duration of construction operations;
- e. The means of moving, storing and stacking all building materials, plant and equipment around the site;
- f. Measures to ensure that dust emissions are minimised;
- g. Measures to ensure vehicles entering and leaving the site are covered to prevent escape of materials during transport;
- h. Details of external floodlighting installed during the construction period including hours of operation and the arrangements for shielding light spillage;
- i. Arrangements for the management of oil and chemical storage;
- j. Measures to ensure the risks to groundworkers arising from potential ground contamination are minimised;
- k. The method of controlling and discharging groundwater during construction to avoid pollution of surface water and the underlying groundwater;
- l. A method statement for minimising the amount of construction waste resulting from the development to include details of the extent to which waste materials arising from the site clearance and construction activities will be reused on site and demonstrating that as far as reasonably practicable, maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be removed from the site for reuse, recycling, composting or disposal;
- m. Details of any wheel wash facility, use of water bowsers and any other measures necessary to ensure that vehicles do not leave the site in a condition whereby mud, clay or other deleterious materials are carried onto the public highway;

The CEMP shall be implemented as approved throughout the construction and commissioning of the development.

Reason: In the interests of visual and highways amenity and to ensure that the development is in compliance with Policy W3.3 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan. These details are required prior to the commencement of the development to ensure

that the construction works which are carried out from the start of the development are undertaken in accordance with an approved scheme.

Construction Materials

5. The materials used with the external finishes of the extended building shall be installed in accordance with the materials detailed on Drawing No. 2520-010-06 Revision A. The external cladding used on the walls and roof shall match the colour and appearance of the cladding used on the existing building.

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

Ground Contamination and Stability

6. Prior to each phase of development approved by this planning permission no development shall commence until a preliminary risk assessment has been submitted to, and approved in writing by, the WPA. This shall include:
 - A. A Phase 1 geo-environmental desk study which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - B. Further investigation of the coal mining risks, as recommended in the consultant's coal mining report (section 4).
 - C. A proposal for a suitable site investigation scheme, based on (1A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.

The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to; and is not put at unacceptable risk from or adversely affected by, unacceptable levels of soil and/or water pollution in line with paragraph 174 of the National Planning Policy Framework.

7. Prior to each phase of development approved by this planning permission, no development shall commence until a detailed risk assessment and remediation plan have been submitted to, and approved in writing by, the WPA. These shall include:

- A. the results of the site investigation and the detailed risk assessment referred to in (1C). The site investigation shall be based on the approved site investigation proposal (1C).
- B. an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- C. a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2B) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to; and is not put at unacceptable risk from or adversely affected by, unacceptable levels of soil and/or water pollution in line with paragraph 174 of the National Planning Policy Framework.

- 8. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the WPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

- 9. Prior to the commencement of works, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the WPA. Development shall be carried out in accordance with the approved details. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the WPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the WPA. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of soil and/or water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

Site Surfacing and Drainage

10. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (Document 010-2520-B) has been submitted to and approved in writing by the WPA. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
- Demonstrate that the development will use SuDS wherever practical as a primary means of surface water management and that design is in accordance with CIRIA C753.
 - Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5l/s rates for the developable area.
 - Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA
 - Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.
 - Details of Severn Trent Water approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with the NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and be either surrounded by impervious bund walls or be of a double bunded construction. The size of the bunded compound or bunded capacity of the tank shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage

capacity of all storage containers. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or wall.

Reason: To protect ground and surface water from pollution in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Capacity of the Site

12. The maximum quantity of materials accepted at the site for processing shall not exceed 100,000 tonnes per annum in total. A written record shall be kept by the site operator of quantity of material accepted each calendar month and such records shall be made available to the WPA within 7 days of a written request from the WPA. Records of the amount of material received on a monthly basis shall be kept and maintained for a period of 5 years.

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

Access and Parking

13. The site shall not become operational until such time that the HGV and car parking facilities and associated manoeuvring areas have been surfaced and marked out in accordance with Drawing No. 2520-010-04: Proposed Layout Plan dated 21.09.21 received by the WPA on 23rd September 2021. The engineering works to install the car park area shall incorporate a conduit network to ensure that at least five parking spaces are installed with operational electrical charging points on the day of opening and the remaining vehicle parking spaces are readily capable of being upgraded to provide electrical vehicle charging in future years. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure satisfactory off-street parking and manoeuvring on the site in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

14. Prior to the site becoming operational, details of a specification for the installation of a covered cycle shelter shall be submitted to and approved in writing by the WPA and installed on site. The cycle parking facilities shall thereafter be installed before the waste transfer facility becomes operational and kept available for use by staff and visitors throughout the operational life of the facility.

Reason: In the interest of promoting sustainable travel and minimising adverse traffic impacts associated with the operation of the development in

accordance with the objectives set out within Chapter Nine of the National Planning Policy Framework.

15. There shall be a maximum of 232 HGV movements each week (116 loads into the site and 116 loads out of the site) connected with the operation of the materials recycling facility hereby approved. Written records shall be maintained of all HGV movements into and out of the site and copies of the HGV vehicle movement records shall be made available to the WPA within 7 days of a written request being made by the WPA.

Reason: To limit vehicle movements accessing the site to minimise potential disturbance to local residents and ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.14.

16. The operator shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator throughout the operational life of the development. The Travel Plan Coordinator shall prepare, submit and obtain the WPA's written approval of a Travel Plan aimed at promoting sustainable transport initiatives which shall include but not be limited to:
 - i. Introduce transport initiatives aimed at reducing reliance on the private car as the principal means of staff transport to and from the development, including timelines for monitoring, review and implementation, to the written satisfaction of the WPA.
 - ii. Include initiatives to promote education relating to sustainable travel, raise awareness of the problems car journeys can create, promote car sharing, reduce travel by car and promote the use of cycling and public transport.

Following the development becoming fully operational, the Travel Plan Coordinator shall submit an annual report to the WPA for the first five operational years of the development to set out the extent that the aims of the Travel Plan are being met and where appropriate identify revised initiatives including implementation dates in the event that the aims of the Travel Plan are not being met. The annual monitoring report shall be approved in writing by the WPA.

Reason: In the interest of promoting sustainable travel and minimising adverse impacts associated with the operation of the development in accordance with the objectives set out within Chapter Nine of the National Planning Policy Framework.

Landscaping

17. Prior to the commencement of the development, a landscaping scheme shall be submitted to the WPA for its written approval setting out the measures to retain/protect and enhance the existing boundary landscaping on the eastern

(Hollinwood Lane and Oxton Road footpath frontage and northern (Oxton Road) frontages. The landscaping shall thereafter be protected in accordance with the approved details and retained for the operational life of the site.

Reason: In the interests of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan. These details are requested prior to the commencement of the development to ensure that the existing boundary hedgerow and shrubbery does not get damaged or removed during the construction works.

Hours of Operation

18. Except in the case of an emergency when life, limb or property are in danger and such instances which are to be notified in writing to the WPA within 48 hours of their occurrence, the material recycling facility shall only be operated in accordance with the following hours:

- Materials handling and processing may operate 24 hours a day 7 days a week;
- The delivery of waste and export of recycled plastic products will only take place between 08:00 and 18:00 Mondays to Fridays; and 08:00-13:00 on Saturdays.

Reason: To minimise noise 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

19. The maximum rating noise levels (Lar,Tr) associated with the proposed operations at any nearby residential receptor, shall not exceed 42dB(A) during the daytime and evenings (07:00 – 23:00) and 39dB(A) during the night-time (23:00 – 07:00) inclusive of any penalties in accordance with BS4142:2014.

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

20. Before the development hereby permitted is brought into use, a noise management plan, outlining best practice management controls to be implemented by the operator onsite to control noise emissions, shall have been submitted to and approved in writing by the WPA. The site shall be operated in accordance with the approved noise management plan thereafter and for the duration of the development.

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

21. Vehicles and mobile plant under the operator's control shall be fitted with broadband type (white noise) reversing alarms.

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

22. The external doors for the plastic recycling facility shall be fitted with fast acting rapid rise doors. The doors shall remain shut at all times except to allow the passage of delivery/collection vehicles into/out of the building for unloading and plant working within the building to enter and leave. For the avoidance of doubt the doors shall be shut at all times during vehicle loading/unloading operations.

Reason: To minimise noise impacts arising from the operation of the site and control litter emissions from the building and to protect the amenity of nearby occupiers in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

23. Within the first two months of the facility becoming operational, a noise survey to verify compliance with the approved noise limits shall be undertaken. A noise compliance monitoring scheme should be agreed in writing with the WPA prior to commencement of the noise survey to enable site contributory noise to be determined. This may involve monitoring at a near field position during weekdays and at weekends and during the daytime and night-time operations and agreed calculation method to show compliance. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects. The results of the noise survey shall be submitted to the WPA within a written report for approval in writing. Should the results of the noise survey suggest that further mitigation measures are necessary these shall be identified within the report and implemented within a reasonably practicable timescale to be agreed and approved in writing by the WPA.

Reason: To regulate the level of noise emissions from the operation of the development to protect the amenity of nearby properties in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

24. In the event of a justifiable noise complaint received by the WPA, the applicant shall conduct a noise survey to determine compliance with Condition 19 above. In the event the noise level is exceeded the applicant shall submit a scheme of noise mitigation for approval to the WPA within 30 days. Once approved the applicant shall install any agreed mitigation within a further 30 days and carry out a further noise assessment within 7 days of its installation to confirm noise levels

comply with Condition 19. The additional noise mitigation measures shall thereafter be maintained for the life of the development.

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

Storage heights

25. Materials shall only be stored within the designated locations identified on Drawing No. 2520-010-04: Proposed Layout Plan Drawing. The maximum storage height of materials within the open areas of the site shall be 4m.

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

Odour

26. The operator shall inspect all incoming loads upon delivery to the site. Any putrescible or potentially odorous wastes contained within incoming loads shall be removed from the waste immediately upon receipt and placed into a sealed airtight storage container/skip for storage. This waste shall thereafter be removed from the site within 72 hours of its delivery. In the event that these measures prove inadequate, then within one week of a written request from the WPA, details of additional steps or measures to be taken in order to prevent the release of odours from the site, including a timetable for their implementation, shall be submitted to the WPA for its approval in writing. The additional measures shall be implemented in accordance with the approved details within the timeframes specified and thereafter maintained for the life of the development.

Reason: To minimise potential odour emissions in compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.7.

Litter

27. Fugitive litter arising from the construction and operation of the development shall be minimised and shall not be permitted to escape the boundaries of the planning application site. The steps to be taken by the operator to control the discharge of litter shall include but not be limited to:
- i. During construction works, the existing boundary fence around the perimeter of the site shall be maintained and there shall be regular collections of any fugitive litter emissions which may occur within the fenced off area.
 - ii. Following the commissioning of the development:

- a. A permanent fence shall be maintained around the boundary of the site;
- b. All loose waste which is not fully encased in plastic bales received by the facility shall be unloaded and stored within the building. Only fully baled waste shall be stored externally on the building on the site.
- c. In the event that an externally stored bale of waste becomes damaged it shall be re-wrapped within 24 hours to an adequate standard to ensure that it fully encases the stored materials from windblow;
- d. The doors which provide access to the loading hall shall operate using fast acting shutters and shall remain shut except for a minimum period to allow the passage of a vehicle into and out of the building. The fast-acting shutters shall be maintained in an operational condition throughout life of the development;
- e. Regular inspections and litter picks shall be undertaken outside the buildings to remove any fugitive litter from the external areas.

Reason: To minimise nuisance caused from windblown litter in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Dust

28. Fugitive dust emissions from the development shall be minimised as far as practicably possible. Measures to control the release of dust shall include but not be limited to:
- i. The use (as appropriate) of a dust suppression system within areas likely to give rise to fugitive dust emissions;
 - ii. The use as appropriate of water bowzers and/or spray systems to dampen the road sweepings bay, vehicle circulation and manoeuvring areas;
 - iii. All vehicles transporting waste materials either to or from the development be fully enclosed or sheeted. Vehicles shall only be permitted to uncover waste loads within the loading hall and not from any other parts of the planning application site.

Reason: To minimise potential dust disturbance at the development and to accord with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan and ensure aircraft safety.

Floodlighting

29. Prior to their installation on site, details of the design and specification of any new floodlighting units installed on the buildings or poles shall be submitted to the

WPA for approval in writing. The submitted details shall include details which demonstrate that the floodlighting is angled downwards into the site and suitably shielded so as to minimise light pollution, spillage and glare onto adjoining land and not cause a nuisance to adjacent land users, sensitive habitats and users of the highway. The floodlighting shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect the amenities of nearby residents and highway safety in accordance with Nottinghamshire and Nottingham Waste Core Strategy Policy WCS13.

Closure of the Site

30. In the event that the use of the site for the importation of waste shall cease for a period in excess of seven days then, within seven days of a written request from the WPA, the site shall be cleared of all stored waste and recycled materials.

Reason: To minimise potential nuisance from odour in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

Informatives/notes to applicants

1. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (01332 683369). Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).
2. Western Power Distribution advises that there is electrical apparatus in close proximity to this site and you are advised to contact WPD Mapping Team on wpdmidsmcqntheast@westernpower.co.uk to obtain copies of our Network records. There may be a charge levied for this service. Western Power Distribution advise that any excavations or works to be conducted within proximity to our apparatus attention must be paid to guidance documents HSG47 and GS6. Western Power Distribution advise that it is within the obligations of their Distribution Licence and that outlined within The Electricity Act 1989 section 9 (General Duties of Licence Holders) that as the Electrical Distributor they have a duty to maintain and develop an efficient, coordinated and economic system of

electricity distribution. Access must be granted for the 24hour period and in the event of emergency. Western Power Distribution emphasise that any alteration, building or ground works proposed in the vicinity of our network that may or may not directly affect our cables, must be notified in detail to Western Power Distribution. For further information call on 0845 724 0240 or at Western Power Distribution, Harriman's Lane, Lenton Lane Industrial Estate, Nottingham, NG7 2NR.