

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 where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Completed planning application forms and certificates received by the WPA on 21st April 2016.
- b) Dwg 19323/152 Rev E 'Site Location Plan' dated 12th May 2016 and received by the WPA on 19th May 2016.
- c) Dwg 19323/510 Rev B 'Proposed Lagoon Position' dated 13th May 2016 and received by the WPA on 19th May 2016.
- d) Dwg 19323/500 Rev A 'Proposed Lagoon Plan & Sections' dated 29th March 2016 and received by the WPA on 21st April 2016.
- e) Supporting Statement dated 18th May 2016 and received by the WPA on 19th May 2016.
- f) Odour Assessment by Redmore Environmental Ltd dated 14th April 2016 and received by the WPA on 21st April 2016.
- g) Flood Risk Assessment by Plandescil Ltd dated April 2016 and received by the WPA on 9th May 2016.
- h) Ammonia Assessment by Redmore Environmental Ltd, dated 5th July 2016 and received by the WPA on 7th July 2016.

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

4. No development hereby permitted shall take place within the application site until a written scheme for archaeological mitigation has been submitted to and approved in writing by the WPA. The scheme shall make provision for appropriate supervision of top soil stripping utilising machines with toothless buckets and shall also include arrangements for reporting any finds. Thereafter the scheme shall be implemented in full accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of the development in the interests of safeguarding and/or recording any potential archaeological remains associated with the Rufford Registered Historic Parkland and in accordance with Policy W3.27 of the Nottinghamshire and Nottingham Waste Local Plan and Policy

DM9 of the Newark and Sherwood Allocations and Development Management Policies DPD. The development cannot proceed until appropriate mitigation has been agreed.

5. No development shall take place until details of a suitable leak detection system to be incorporated into the lagoon design, along with details of the steps to be taken by the operator in the event of a leak being detected, have been submitted to and approved in writing by the WPA. The approved leak detection system shall be installed in accordance with the approved details and maintained in full working order whenever the lagoon is in operation.

Reason: Development cannot proceed until details have been agreed so to prevent unacceptable risk of pollution to groundwater resources in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan and to ensure protection of the environment in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1:The Waste Core Strategy.

6. The lagoon shall not first be brought into use until a Construction Validation Report has been submitted to and approved in writing by the WPA. The report shall demonstrate that the HDPE liner and the approved leak detection system have been installed by a suitably qualified engineer to appropriate standards to ensure its integrity.

Reason: To prevent unacceptable risk of pollution to groundwater resources in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan and to ensure protection of the environment in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1:The Waste Core Strategy.

7. Top soils shall be stripped and stockpiled separately from sub soils for reuse in final landscaping works. Within one month of commencement of the development hereby permitted, a scheme for soft landscaping works and seeding of peripheral areas shall be submitted to the WPA for its written approval. The scheme shall tie in with the landscaping scheme required by condition 21 of planning permission Ref 3/09/01455/CMA for the construction of the Anaerobic Digestion Plant and shall include the following details:

- a) Seeding and/or planting of peripheral areas favouring native species for ecological enhancement;
- b) A management plan and maintenance schedule for a 5 year period with provision for replacement planting of any element which fails to become established within the management period;
- c) Any means of enclosure;
- d) A timetable for implementation of the landscaping works;

The landscaping shall be completed in accordance with the agreed details.

Reason: In the interests of providing good design and landscaping in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan- Part 1:The Waste Core Strategy.

8. Digestate shall only be stored within the lagoon, hereby permitted, with the fitment and maintenance of an impermeable cover, which, with the exception of any ventilation ducts, shall be sealed around the edges of the lagoon to prevent ingress of rainwater.

Reason: In the interests of minimising malodour and to ensure rainwater does not enter the lagoon and result in overtopping. In accordance with Policy W3.7 and W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

9. In the event of an odour complaint being received by the WPA, which in the considered opinion of the WPA may be attributable to the development hereby permitted, the applicant shall within 14 days following a request from the WPA submit an odour assessment identifying sources of potential odour to the WPA for its written approval and which shall specify additional measures to reduce odour impacts. Such measures shall be implemented thereafter in accordance with the approved details and any agreed timetable.

Reason: In the interests of managing odour and in the interests of local residential amenity in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan- Part 1:The Waste Core Strategy.