

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 12 months 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 Minerals Planning Authority (MPA) 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 development.

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

3. The development hereby permitted is for a temporary period only, ceasing 12 months after the commencement of development as notified under condition 2.

Reason: To ensure the development is undertaken in a timely manner and does not materially delay the restoration of the site.

Approved Plans and Documents

4. The development hereby permitted shall be carried out in accordance with the following plans and documents, unless otherwise required pursuant to other conditions of this planning permission:

- a) Planning Application Form – received by the MPA on 22 February 2016;
- b) Revised Planning Statement – received by the MPA on 16 March 2016;
- c) Drawing no. 002/HPL/HE/HTIP entitled “Planning Application Plan” – received by the MPA on 22 February 2016;
- d) Drawing entitled “Harworth Tip no. 2 – Area remaining to be treated” – received by the MPA on 16 March 2016;
- e) Transport Statement – received by the MPA on 16 March 2016;
- f) Addendum to Transport Statement of 16 March 2013 – received by the MPA on 16 March 2016.

Reason: For the avoidance of doubt.

Importation of Material

5. Only materials set out in Section 3 of the Revised Planning Statement, received by the MPA on 16 March 2016, shall be used as the high alkaline material in the development hereby permitted. Details of any other similar by-products shall be submitted to, and approved in writing by, the MPA prior to their use on site.

Reason: To define the high alkaline material to be used.

6. The material to be imported shall only be spread on areas of bare and exposed colliery spoil within area shown on the drawing entitled "Harworth Tip no. 2 – Area remaining to be treated" – received by the MPA on 16 March 2016.

Reason: To ensure restored areas are not affected.

7. The maximum amount of material to be imported to the site is 3,000 tonnes. A written record shall be kept by the site operator of the amounts of material accepted and it shall be made available to the MPA within 7 days of a written request from the MPA.

Reason: To ensure impacts arising from the operation of the site do not cause unacceptable disturbance to local communities in accordance with Policy M3.13 of the Nottinghamshire Minerals Local Plan (MLP).

Hours of Working

8. The development hereby permitted shall only operate between the following hours:

07:00-19:00 Monday to Friday

07:00-13:00 Saturdays

No operations shall take place on Sundays, Bank or Public Holidays

Reason: In the interests of the amenity of nearby occupiers and to accord with Policy M3.5 of the MLP.

Noise

9. All vehicle and mobile plant on-site shall be fitted with smart audible alarms adjusted to background noise levels at all times.

Reason: To mitigate noise impact in accordance with Policy M3.5 of the MLP.

Dust

10. Measures shall be taken to minimise the generation of dust from operations at the site. These shall include, but not necessarily be limited to, any or all of the following steps as appropriate:

a) The use of water bowsers to dampen haul roads, stockpiles, exposed spoil material and other operational areas of the site;

b) The regular watering of internal haul roads;

c) The fitting of all mobile plant with exhaust systems which cannot be emitted in a downward direction;

d) The minimisation of exposed surfaces on stockpiles;

e) Upon the request of the MPA, the temporary suspension of operations during periods of unfavourably dry or windy weather conditions.

Reason: To ensure that dust impacts associated with the operation of the development are minimised in accordance with Policy M3.7 of the MLP.

11. Dust monitoring shall be carried out on site in accordance with the dust monitoring scheme received by the MPA on 8 April 2015 and approved by the MPA on 10 April 2015. Any corrective actions considered necessary shall be implemented in accordance with the approved scheme.

Reason: To ensure that dust impacts associated with the operation of the development are minimised in accordance with Policy M3.7 of the MLP.

Planting Details

12. Before planting of a temporary grass sward following the spreading of material, details of seed mixes shall be submitted to, and approved in writing by, the MPA. Sowing shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the appropriate seed mix is used.

Traffic and Access

13. The area within the visibility splays of the existing site access, indicated on drawing no Drawing no. 002/HPL/HE/HTIP entitled "Planning Application Plan" – received by the MPA on 22 February 2016, shall be kept free of all obstructions, structures or erections exceeding 0.26 m above carriageway level for the duration of the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy M3.12 of the MLP.

Contamination

14. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound 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 M3.8 of the MLP.

Other

15. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995, as amended, no plant, buildings or machinery shall be erected on site without the prior written approved of the MPA.

Reason: In order that the effects of any proposed plant, building and machinery can be assessed by the MPA

INFORMATIVES / NOTES TO APPLICANT

1. Attention is drawn to the letter from the Environment Agency dated 1 August 2013, a copy of which is attached to this decision notice.
2. The County Principal Project Engineer has advised that the proposal is acceptable provided that the checks and controls on the material to be imported into the site and their application methods are maintained. He has advised, however, that the sampling and discharge and reporting of such should form part of the surrender documentation once the restoration scheme is completed.