

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:

a) the commencement of the development hereby permitted

b) The commencement of waste importation onto the site.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans received by the WPA on 15/10/19:

(a) 1-290-4 'Site Location Plan' dated September 2019;

(b) 2-290-4 'Typical Site Layout Plan' dated September 2019;

(c) Design and Access Statement Document ref: 290-4 October 2019 and

Reason: For the avoidance of doubt as to the development that is permitted.

Drainage/surfacing

4. No waste importation or processing shall take place until a scheme for works of impervious surfacing and for surface and foul water drainage works has been submitted to and approved in writing by the WPA. The foul and surface water drainage works with the impervious surfacing shall be fully implemented in accordance the approved details prior to the receipt of waste at the facility and shall thereafter be maintained for the life of the development. There shall be no discharge of foul or contaminated waters from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To ensure satisfactory drainage of the site so to protect surface and groundwater quality in the area from possible pollution in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

5. If, during any groundworks, harmful substances are identified (potentially including unexploded ordnance) or unexpected, visibly contaminated or odorous

materials are encountered, 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 include a verification stage and shall be implemented as approved.

Reason: To ensure the site is suitable for its intended use and to protect surface and groundwater quality in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Lighting

6. No existing floodlighting shall be used or new floodlighting erected at the site until details have been submitted to and approved in writing by the WPA. The lighting details shall be designed to be bat friendly in accordance with The Institute of Lighting Professionals (2018) Guidance Note 08/18 – Bats and artificial lighting in the UK and shall include the location and height of any floodlights; ensuring that they are angled downwards and suitably shielded to minimise light spill to adjacent land.

The floodlighting shall be implemented and maintained for the life of the development in accordance with the approved details.

All floodlighting shall be switched off unless personnel are present on site or unless activated by security sensors for an on- time limit not exceeding 5 minutes or unless as required for essential/immediate security reasons.

Reason: To minimise the impact of the proposal on bats and other wildlife.

Perimeter fencing

7. Prior to the importation of any waste material on the site a scheme for the improvement or replacement of the existing site fencing/enclosures around the site shall be submitted to the WPA for its written approval. The approved works shall be implemented prior to the importation of any waste material on the site and thereafter maintained for the life of the operations.

Reason: To provide adequate boundary treatment in accordance with Policy OB/E/1 of the Newark and Sherwood Allocations and Development Management DPD and in the interests of improving the design and appearance of waste management facilities in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Waste Core Strategy.

8. Prior to the importation of any waste material on the site a scheme for the provision of noise attenuation for bird species of conservation concern in the adjacent woodlands shall be submitted to the WPA for its approval in writing. The scheme shall form part of the wider site boundary treatment works pursuant to condition 7 above and shall include the provision of noise monitoring to confirm its effectiveness once the measures have been installed and the site is fully operational. The noise attenuation measures shall be implemented as approved prior to the importation of any waste material on

the site and shall be maintained for the life of the development. Details of the noise monitoring shall be submitted to the WPA for its approval in writing.

Reason: To mitigate the impacts of the development on bird species of conservation concern in accordance with Policy DM7 of the Newark and Sherwood Local Development Framework Allocations and Development Management Development Plan Document.

Operating hours

9. Except in emergencies to maintain safety at the site (which shall be notified to the WPA in writing within 48 hours of their occurrence), the site shall only be operated in accordance with the time periods specified for the following operations and using the plant specified below:

	Early Morning (06.00-07.00)	Day shift activity (07.00-17.00)	Evening (17.00 – 23.00)	Night (23.00-06.00)
Mon – Fri (Excluding Public and Bank Holidays)	Heating system start-up (C)* Vehicles and material tipping	Crushing, screening and processing (A,B,D,E)*. Cold mix recycling (A,C)* Vehicles, and material tipping and loading	Vehicles and material tipping	Vehicles and material tipping
Sat/Sun & Public and Bank Holidays	Heating system start-up (C)* Vehicles and material tipping	Cold mix recycling (A, C)* Vehicles, and material tipping and loading	Vehicles and material tipping	Vehicles and material tipping

Maximum plant compliment permitted to operate at any one time on the site is as follows:

- A.** 1 x wheeled Loading shovel
- B.** 1 x tracked excavator
- C.** 1 x cold mixing plant
- D.** 1 x crusher
- E.** 1 x screen

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Controls on acceptable materials, storage and throughput

10. The maximum amount of waste material accepted at the site shall not exceed 125,000 tonnes per annum in total. A written record shall be kept by the site

operator of the amounts of waste accepted and it shall be made available to the WPA in writing within 7 days of a written request from the WPA.

Reason: To reflect the change of use as sought and to ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

11. Only engineering, construction, demolition and excavation waste shall be received at the site for processing/transfer activities. Deliveries to the site shall be inspected prior to unloading and any non-compliant loads shall be rejected and removed off site within 24 hours of its delivery to the site.

Reason: To reflect the nature of the change of use proposed and in the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

12. Stockpiles of processed and unprocessed materials shall be no higher than 5m above ground level.

Reason: In the interests of the amenity of nearby occupiers and to accord with Policies W3.3 and W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

13. 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 should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the compound capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. There must be no drain through the bund floor or walls.

Reason: To protect surface and groundwater quality in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Dust management

14. Measures shall be employed for the life of the development to ensure that fugitive dust is prevented from leaving the site. These shall include the following steps as appropriate:
- a) Regular, and at the least daily, environmental site inspections to monitor conditions in and around the site and its access and the recording of such observations in a site diary, which shall be maintained on site for inspection;
 - b) The use of water suppression equipment (e.g. water bowsers and sprays fitted to plant/equipment) and maintenance of an effective water supply for this purpose;
 - c) The maintenance of adequate site fencing/boundaries to contain the site;

- d) The regular sweeping and cleaning of internal and external hard surfaces, yard and access roads;
- e) Minimising drop heights when handling materials;
- f) The temporary suspension of operations, including vehicle movements, during periods of unfavourably dry or windy weather conditions.

In the event that dust arising from the operation of the site is not controlled to the satisfaction of the WPA then within 1 week of a written request of the WPA the operator shall prepare and submit to the WPA for its approval in writing additional steps or measures to remedy the nuisance. The additional steps and measures shall be implemented in accordance with the approved details and the site shall thereafter operate in compliance with the approved control measures throughout its operational life.

Reason: To minimise dust emissions in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

15. All unenclosed vehicles transporting unprocessed waste materials or processed materials to and from the site shall be fully covered or sheeted if the material is likely to rise on the wind.

Reason: To minimise dust emissions in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

Noise controls

16. The noise levels when measured and assessed in accordance with the methodology in BS4142:2014 as amended shall not exceed the Rating Levels L_{Ar,T} at each noise sensitive receptor stated in the table below (inclusive of any penalties) for the relevant time period.

Ref	Name	Rating Level Daytime (07.00-19.00) Mon-Fri* ¹ L _{Ar,T}	Rating Level Daytime (07.00-19.00) Sat&Sun* ² L _{Ar,T}	Rating Level Evening/Night (19.00-07.00) L _{Ar,T}
R01	Elm Tree House	47	37	27
R02	Kirton Court	40	30	23
R03	Hillcrest	45	38	26

*¹Excluding Public Holidays *²Including Public Holidays

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

17. If the noise levels resulting from the operation of the site are found to exceed the noise levels detailed in Condition 16 above, then within 14 days of a written request from the WPA, the operator shall submit a noise mitigation plan to the WPA for its approval in writing. The operator shall install/implement any agreed

noise control(s) within a period of 30 days or as agreed with the WPA to ensure that the noise levels detailed in Condition 16 are complied with.

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

18. The number of HGVs entering and leaving the site shall not exceed the following:

Time	Number of HGV movements permitted
Daytime (07:00-17:00hrs)	20 per hour (10 in/10 out)
Evening and night time (17:00-07:00hrs)	4 per hour (2 in/2 out)

A record of all HGV movements to and from the site, including the time of departure and arrival, shall be kept by the developer for a rolling period of 12 months. Such records shall be made available to the WPA in writing within 14 days of a written request from the WPA.

Reason: To ensure the environmental and amenity impacts of HGV movements into and out of the site do not cause unacceptable disturbance to local businesses and communities located on HGV routes in Kirton, Tuxford, Boughton and Ollerton in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

19. All plant and machinery involved in any operations associated with the development shall operate at ground level at all times. No plant or machinery shall operate on top of any stockpile within the site.

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

20. All plant and machinery on site shall be regularly serviced and maintained to ensure that noise emissions do not exceed the manufacturers' specifications. In the event that the manufacturers' maximum operating noise levels are exceeded then the machinery shall be switched off and repaired/adjusted so as to ensure compliance with these operating noise levels.

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

21. All plant and vehicles under the control of the operator shall employ white noise (broadband) reversing alarms when operating on the site.

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local businesses and

Closure of the site

22. In the event that the use of the site for the development hereby permitted ceases for a period in excess of three months then the site shall be cleared of all stored waste and recycled materials within a further month or within the timeframes as may be specified within a written request from the WPA.

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. This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here: <https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits> The applicant is advised to contact enquiries@environment-agency.gov.uk or 03708 506 506 to discuss the issues arising from the permit application process.
2. Attention is drawn to the concerns raised by Holy Trinity Church, Kirton with respect to vehicle collisions with the church lychgate and wall, which is a listed historic structure. It is requested that the drivers of HGVs routing to and from the site should be reminded through regular training and other instructions to take added precaution when going through Kirton village and in particular to take added care and attention at the corner outside of Holy Trinity church. Consideration should also be given to reducing avoidable HGV traffic journeys through the village.
3. It is requested that the drivers of HGVs routing to and from the site should be reminded through regular training and other instructions to take added precaution when passing over the road bumps on the industrial access roads so to limit noise and vibration, particularly in the evening and night time periods.
4. 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).
5. The Environment Agency advises that all building work should be in compliance with best working practices and in particular Government guidance on 'Construction, inspection and maintenance' www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance. You are advised to contact the Environment Agency to arrange a site meeting to agree necessary measures to prevent pollution of the water environment during the construction phase of the development. The Environment Agency can carry out pollution prevention visits. Please contact EastMidWaterQuality@environment-agency.gov.uk for further information and advice.