

RECOMMENDED PLANNING CONDITIONS (4/V/2018/0233)

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 of the development within 7 days, of its occurrence.

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

3. The development hereby permitted shall only be carried out in accordance with the submitted application, recommendations of reports and the following plans and drawings, except where amendments are made pursuant to the other conditions below:

(a) Planning application form received by the WPA on 21st March 2018;

(b) Location Plan titled 'Site Location Plan' Drawing No. VES_TD_WCROFT_300_001 Revision A received by the WPA on 21st March 2018;

(c) Supporting Statement received by the WPA on 5th April 2018;

(d) Drawing titled 'GLASS_BAY_ELEVATIONS' Drawing No. VES.DTO_WCROFT_300_013 received by the WPA on 9th April 2018;

(e) Site Layout Plan titled 'Proposed Site GA' Drawing No. VES_TD_WCROFT_300_002 Revision A received by the WPA on 10th April 2018;

(f) Environmental Noise Assessment Relating to External Storage & Bulking of Glass by Noise & Vibration Consultants Ltd, Ref.No.: R18.0602/DRK dated: 2nd July 2018, received by the WPA on 20th July 2018.

Reason: To define the permission and for the avoidance of doubt.

4. Except in the event of an emergency or with the prior written agreement of the WPA, no construction work, including deliveries, shall be carried out or plant operated other than between the following hours:

07:30hrs to 18:00hrs Mondays to Fridays,

0800hrs to 13:30hrs on Saturdays;

and at no times on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity and to accord with W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

- No vehicles either involved in the construction work or in the glass operation works shall leave the waste transfer site in a condition whereby mud, clay or other deleterious materials are carried on to the public highway.

Reason: In the interests of highway safety.

- The concrete bay walls hereby permitted shall not exceed 4 metres in height.

Reason: To ensure there are no visual amenity impacts and to accord with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.

- The stockpiles of glass shall not exceed the height of the storage bay walls or extend beyond the front edge of the bay walls.

Reason: To ensure that the glass is contained in the storage bays and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

- The maximum number of HGVs arriving/departing the site, including those associated with Planning Permission 4/V/2018/0417, shall not exceed 95 trips (190 two-way movements) in any 24 hour period and this figure shall include lorry movements associated with glass operations (offloading/tipping and collecting/loading of glass). Written records and time-logs of daily HGV movements shall be kept by the operator and made available to the WPA within 7 days of a written request by the WPA.

Reason: In the interest of highway safety and local amenity and in accordance with Policy W3.9 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

- The maximum amount of glass material accepted at the site shall not exceed 4,000 tonnes per annum in total. A written record shall be kept by the site operator of the amounts of glass accepted and it shall be made available to the WPA within 7 days of a written request from the WPA.

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.

- The development hereby permitted, shall only take place within the following hours:

Mondays to Sundays, including Bank and Public Holidays for glass deliveries and tipping	09:00hrs – 15:00hrs
Mondays to Saturdays, for the loading of glass onto bulker vehicles and export of glass on bulker vehicles (there shall be no export of glass on bulker vehicles on Sundays)	09:00hrs – 15:00hrs

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.

11. Measures shall be employed to ensure that vermin is controlled at the site. In the event that these measures prove unsuccessful, then upon the written request of the WPA the applicant shall, within 7 days of such a request, submit for approval in writing an action plan specifying the steps proposed to control vermin. The vermin action plan shall thereafter be implemented immediately in accordance with the approved measures.

Reason: To ensure satisfactory environmental management at the site.

12. Measures shall be employed to ensure that litter and dust generated within the site during the operational phase of glass related activities are kept to a minimum and are contained within the site. These measures shall include, but not necessarily be restricted to:

- (a) The use as appropriate of a dust suppression system throughout all working areas;
- (b) The storage of recyclable glass within the dedicated storage bays shown on Drawing No. VES_TD_WCROFT_300_002 Revision A. External storage of materials shall be restricted to recyclable glass only within the approved storage area. No other waste materials shall be stored outside the building.
- (c) The use as appropriate of water bowsers and/or spray systems to dampen the vehicle circulation and manoeuvring areas;
- (d) The regular sweeping and cleaning of all external hard surfaces;
- (e) The vehicle wash bay shall be maintained in working order at all operational times;
- (f) The sheeting of all unenclosed recyclable glass waste carrying vehicles accessing and leaving the site.

Reason: To minimise disturbance from windblown litter and dust in accordance with Policy W3.8 and Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

13. The loading of bulkers shall be carried out in as close proximity to the waste transfer building as is practicable to maximise the screening effect in the direction of Lowmoor Road receptors (for the purpose of the assessment the offloading is assumed to be to the north of the external glass bays for the 'worst case' noise impact).

Reason: In the interests of amenity and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

14. Noise levels from the site associated with the tipping, bulking and loading of glass into bulker vehicles for export off site shall not exceed the background noise level (L90) at any nearby receptor when assessed in accordance with BS4142:2014. The noise level will include any penalties as required in BS4142.

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.

15. In the event of a justifiable noise complaint received by the WPA, the applicant shall conduct a noise survey to determine compliance with the above condition. 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.

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.

16. Vehicles under the operators 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.

17. The operator shall inspect all incoming loads of glass upon delivery to the site. Any putrescible or potentially odorous wastes contained within incoming loads of glass shall be removed from those loads immediately upon receipt and moved to the main waste transfer building.

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

Notes to applicant

1. The Environment Agency notes that the previous/existing use at the site is a waste transfer station. There may be the need for the current site operator to surrender or apply for a variation of any existing permit and in this regard it is advised that the applicant contacts the Environment Agency at RegulatedIndustryDNL@environment-agency.gov.uk