

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 (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 at least seven days, but not more than 14 days, prior to the commencement of the development.

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

Duration of Planning Permission

3. The importation of soils, clays and soil making materials to the site and their grading to the final approved levels shall be completed within 18 months of the date of commencement, as notified under Condition 2 above.

Reason: To ensure the restoration of the site is completed within a satisfactory timescale.

Approved Plans

4. From the commencement of the development to its completion, a copy of this permission including all plans and documents hereby approved, and any other plans and documents subsequently approved in accordance with this permission, shall always be available at the site offices for inspection by the WPA during normal working hours.

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

5. The development hereby permitted shall be carried out in accordance with the details contained within the planning application submission, in particular the plans and details identified below, unless amendments are made pursuant to the other conditions below:

- a. Planning application form, supporting statement, transport statement, ecological survey, flood risk assessment received by the WPA on 20th April 2015 and addendum statement received on 12th June 2015.
- b. Drawing No. 460.01 Existing Site Plan received by the WPA on 20th April 2015.
- c. Drawing No. 460.02 Application Boundary Plan received by the WPA on 20th April 2015.

- d. Drawing No. 460.03 17th Hole Master Plan received by the WPA on 20th April 2015.
- e. Drawing No. 460.04 10th Hole Master Plan received by the WPA on 20th April 2015.
- f. Drawing No. 460.04 Par 3 Master Plan received by the WPA on 20th April 2015.
- g. Drawing No. 460.05a Cross Sections for New 17th received by the WPA on 20th April 2015.
- h. Drawing No. 460.05b Cross Sections for New Par 3 Course received by the WPA on 20th April 2015.
- i. Drawing No. 460.05c Cross Sections for New 10th Tees received by the WPA on 20th April 2015.
- j. Drawing No. 460.06 17th Hole Level Changes Plan received by the WPA on 5th June 2015.
- k. Drawing No. 460.07 Par 3 Course Level Changes Plan received by the WPA on 5th June 2015.
- l. Drawing No. 460.08 Par 3 Course Level Changes Plan received by the WPA on 5th June 2015.
- m. Springwater Golf Course Construction Noise Assessment Report VC-102063-EN-RP-001 received by the WPA on 23rd November 2015.

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

Soil Importation

6. Only uncontaminated soils which are fit for the purpose for re-landscaping the golf course shall be imported into the site. All soil imports shall be accompanied with documentation which shall incorporate a chain of custody and where appropriate the results of chemical testing to demonstrate that the soils are fit for purpose. The documentation shall be retained by the site operator for the duration of the development and provided to the WPA for inspection within 7 days of a written request.

Notwithstanding the above, if, in the opinion of the WPA, it is considered that the materials being imported into the site is not fit for purpose then, within two weeks of a written request from the WPA, detailed chemical analyses of samples of the materials imported onto the site shall be undertaken and submitted to the WPA for assessment and for its approval in writing. The analyses, based on criteria derived from BS:3882 and guidance from the Contaminated Land Exposure Assessment, shall provide data on the concentrations of the following and any other compounds or substances deemed appropriate by the WPA:

- (a) pH;
- (b) Arsenic;
- (c) Asbestos;
- (d) Boron;
- (e) Cadmium;
- (f) Chromium (III and IV);
- (g) Copper;
- (h) Hydrocarbons;
- (i) Lead;
- (j) Mercury (inorganic);

- (k) Nickel;
- (l) Selenium; and
- (m) Zinc.

Should the results of the analyses confirm that unsuitable material has been imported onto the site, the material shall be removed from the site within one week of notification from the WPA, and disposed of at a suitably licensed site.

Reason: To ensure there is no unacceptable risk of pollution to groundwater or surface water, in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Construction Method Statement

7. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the WPA. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. wheel washing facilities where necessary;
 - v. Appropriate traffic management.

Reason: To minimise disruption from construction activities

Dust Controls

8. No development shall commence until a dust management plan has been submitted to, and approved in writing by, the WPA. The dust management plan shall set out measures to minimise the generation of dust and reduce its impact on nearby dust sensitive receptors. These measures 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, stock-piles and other operational areas of the site;
 - b. The sweeping of access and haul roads, where necessary;
 - c. The minimisation of drop heights during loading and unloading of inert restoration material;
 - d. Limiting on-site vehicle speeds;
 - e. Provisions for the temporary suspension of restoration works, including the tipping of inert material from HGVs, during periods of unfavourably dry or windy weather conditions;

The dust management plan shall be implemented in accordance with the approved details.

Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

Hours of Work

9. Unless in the event of an emergency when life, limb or property is in danger the activities hereby permitted comprising the delivery of waste soils and their placement to facilitate the re-contouring of the golf course shall only be undertaken between the hours of 08:00 – 17:30 Monday to Friday and 08:00 – 13:00 Saturdays. No works shall be undertaken on Sunday, Public or Bank Holidays.

Reason: In order to minimise disturbance due to construction operations and in the interest of amenity in accordance with Policy 10 of the Gedling Aligned Core Strategy.

Noise

10. Prior to the commencement of the development, as notified under the requirements of Condition 2, details of a 2.5m high acoustic barrier to be installed to the east of the eastern haul road shall be submitted to the WPA and approved in writing. The design of the barrier shall generally accord with the details provided in Figure 4.1 of the Noise Assessment dated received on 23rd November 2015. Soil importations shall not be undertaken on the eastern haul road until such time that the noise barrier is fully constructed in accordance with the approved details. The barrier shall thereafter be retained throughout the life of the construction period.

Reason: To minimise potential noise disturbance at the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan. The details are required prior to the commencement of the development because the operation of the site without a noise barrier in this location would create excessive noise to the residents of nearby properties.

11. All mobile plant and machinery operating within the site requiring reversing warning devices under health and safety legislation shall incorporate broadband reversing devices.

Reason: To minimise potential noise disturbance at the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

12. All reasonably practicable measures shall be used to ensure that noise generated within the site is kept to a minimum. These shall include ensuring that all plant and machinery is fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications.

Reason: To minimise potential noise disturbance at the site occupiers in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

13. No crushing or screening operations shall be undertaken within the site.

Reason: To minimise potential noise disturbance at the site occupiers in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

14. The total free-field noise level including noise from construction activities on site, measured as an $L_{Aeq,1hr}$ shall not exceed the pre-construction ambient noise level (as set out the noise assessment report) by more than 5dB or 65dB $L_{Aeq,1hr}$ (whichever is the lowest level) when measured at the nearest receptor. In the event that this noise level is exceeded, the applicant shall within a period of 7 days, submit to the WPA for approval, a scheme of noise mitigation. The approved scheme shall then be implemented on site within 7 days of being approved by the WPA.

Reason: To minimise potential noise disturbance at the site occupiers in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Access and Vehicle Movements

15. The design specification of the two points of access into the site from Bonner Lane/Moor Lane shall be submitted to the WPA for its approval in writing. This specification shall incorporate details of the width and surfacing of the access road and the extent of any vegetation clearance required to achieve the required visibility splays of 2.5m x160m in either direction. No restoration material shall be imported onto the site until the access road and associated visibility splays have been provided in accordance with details previously submitted to and approved in writing by the WPA. The area within the visibility splays shall thereafter be kept free of all obstructions and structures exceeding 0.6 metres in height, this will necessitate the removal of the existing golf club sign which shall be taken down before deliveries into the site commence.

Reason: In the interests of highway safety in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

16. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials on the surrounding public highway during the restoration works. Such measures shall include the regular sweeping and cleaning of the access road, vehicular circulation routes and the adjacent public highway. In the event that such measures prove inadequate, then within one week of a written request from the WPA, a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the WPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented immediately upon their approval and thereafter maintained throughout the restoration works.

Reason: In the interests of highway safety in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

17. The total number of HGVs entering the site shall not exceed either 60 deliveries (120 movements) on any single day or 418 deliveries (836 movements) in any two week period. A written record of all HGV movements to the site shall be maintained by the

operator and made available to the WPA in writing within seven days of a written request from the WPA.

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

Public Right of Way

18. The operator shall ensure that the Public Footpath and Management Plan incorporated within Chapter 5 of the Transport Statement is fully implemented for the duration of the works hereby approved and unrestricted access is maintained along the length of these routes at all times.

Reason: To maintain public access along the right of way network and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.26.

Ecology

19. The development hereby permitted shall not be commenced until details of the measures to protect all retained trees, hedges and shrubs in the vicinity of the works have been submitted to and approved in writing by the WPA. The protection measures shall be implemented and maintained throughout the works in accordance with the approved details.

Reason: To ensure the protection of vegetation on the site in accordance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

20. Site clearance operations that involve the removal or destruction of vegetation shall not be undertaken during the months of March to August inclusive except with the prior written approval of the WPA and in such circumstances following the carrying out and submission to the WPA for its approval in writing of an ecological appraisal undertaken by an appropriately qualified person to demonstrate that no nesting birds would be adversely affected by the development.

Reason: In the interests of protecting species and their habitats in accordance with Policy W3.21, W3.22 and W3.23 of the Nottinghamshire and Nottingham Waste Local Plan.

21. Prior to the removal of any mature trees, a licensed bat worker shall survey the tree to be felled. The results of the bat survey shall be submitted in writing to the WPA. If bats are present, a working design, method and timetable to mitigate any undue adverse effects on the species involved shall be submitted to the WPA for approval in writing. The mitigation measures shall be implemented as approved.

Reason: In the interest of protecting species and their habitats, in accordance with government policy set out within the National Planning Policy Framework.

22. Works within the site shall be carried out in accordance with the ecological mitigation strategy set out within Chapter 4 of the ebs Ecological Report and Extended Phase 1 Habitat Survey received by the WPA on 20th April 2015.

Reason: In the interest of protecting species and their habitats, in accordance with government policy set out within the National Planning Policy Framework.

23. Within three months of the date of the commencement of the development as notified under the requirements of Condition 2 details of the landscape and management of the site shall be submitted to the WPA for its approval in writing. The details shall include:

- (a) Planting proposals showing numbers, species, density of planting, positions, sizes and establishment methods of all trees and shrubs, which shall be of native genetic origin appropriate to the local area.
- (b) Seed mixes for the grassland and wildflower areas including rates of sowing and establishment methods. The species shall be of native genetic origin.
- (c) Provision for the submission of an annual aftercare report for the five year aftercare period which shall detail works undertaken in the previous 12 months and those proposed for the following 12 months;
- (d) Timetable for the implementation of the landscaping works.

The landscaping of the site shall be carried out in accordance with the approved details. Prior to the site being entered into aftercare, the extent of the area and its date of entry into aftercare shall be agreed in writing with the WPA. The site shall thereafter undergo aftercare management for a five year period.

Reason: To ensure the phased restoration of the site in accordance with Policies W4.1 and W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.

13. **Informatives/notes to applicants**

1. Your attention is drawn to the Standing Advice from The Coal Authority dated 1 January 2015 set out below. **(This does not need typing onto the decision notice, as it automatically puts on the standing advice on to the decision notice)**
2. The Environment Agency advises that the operator will need to apply for an environmental permit and an online application form can be found on the gov.uk website. If the amount of waste being imported is less than 100,000t then this can be covered with a standard rules permit, see link below; https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296560/geho0612bwoh-e-e.pdf. However if the amount of waste being imported to complete the works is above the threshold of 100,000t then a bespoke permit is required. Along with a permit, there should also be a technically competent person attending the site on a regular basis. This person should preferably have a WAMITAB certificate. Incidentally with a permit in place this also means that a local environment officer could attend the site for an inspection. This is away from the initial inspection.