

RECOMMENDED PLANNING CONDITIONS

1. This permission relates to the continued use of the site as a metal waste facility within the red line on Drawing HW1225-D1v3 titled 'Updated Site Layout Plan' dated Nov 2021 and received by the Waste Planning Authority (WPA) on 1 December 2021.

Reason: For the avoidance of doubt

Copy of permission

2. The applicant shall be responsible for ensuring that, from the commencement of the development, a copy of this permission, including all plans and documents hereby approved and any plans or documents subsequently approved in accordance with the permission, shall always be available at the site for inspection by the WPA during normal working hours.

Reason: To ensure the development hereby permitted is carried out in accordance with the approved details.

Approved details

3. Unless otherwise agreed in writing by the WPA, or 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) Planning application forms and certificates received by the WPA on 1 December 2021.
 - b) Drawing No.01, 'Location Plan', dated October 2014 and received by the WPA on 25th February 2015.
 - c) Plan 1: Drawing HW1225-D1v3 titled 'Updated Site Layout Plan' dated Nov 2021 and received by the Waste Planning Authority (WPA) on 1 December 2021.
 - d) Plan 2: Drawing HW1225-D1v3 titled 'Illustrative Cross Sections' dated Nov 2021 and received by the Waste Planning Authority (WPA) on 1 December 2021.
 - e) Planning Supporting Statement dated December 2021 and received by the WPA on 1 December 2021.
 - f) Noise Assessment by LF Acoustics Ltd, dated August 2021 and received by the WPA on 1 December 2021.

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

Drainage and surfacing

4. The foul and surface water drainage works along with the impervious concrete surfacing as marked on Plan 1: Drawing HW1225-D1v3 titled 'Updated Site Layout Plan' dated Nov 2021 received by the Waste Planning Authority (WPA) on 1 December 2021 shall be maintained for the life of the development. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To ensure satisfactory drainage of the site is provided so to minimise the risk of pollution to the water environment in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Contamination

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to, and approved in writing by, the WPA detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

Reason: To ensure the protection of the underlying Principal Aquifer in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1 – The Waste Core Strategy.

Materials

6. The external cladding/facing materials used in the construction of the waste reception building/bays; workshop/store; and portacabin buildings shall be maintained in accordance with the details listed in Section 4 of the Planning Statement for the lifetime of the development, unless otherwise agreed in writing by the WPA.

Reason: To ensure the satisfactory appearance of the completed development in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Floodlighting

7. All floodlighting installed on the site shall be angled down and/or suitably shielded so as to ensure that it does not result in dazzle or glare to adjoining land users.

Reason: In the interests of amenity.

Site capacity/throughput

8. The maximum amount of waste material accepted at the site shall not exceed 75,000 tonnes per annum in total. A written record shall be kept by the site operator of the amounts of waste accepted at the site including totals of weekly and monthly tonnages and such records shall be provided in writing to the WPA within 7 days of a written request from the WPA.

Reason: 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 Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Acceptable Waste Materials

9. Only non-hazardous industrial and commercial, namely metal and construction waste shall be accepted to the site. No putrescible or potentially odorous wastes shall be permitted to be received at the site and deliveries to the site shall be inspected prior to unloading. All unloading activities shall be supervised by the site operator to ensure that only waste which falls into the permitted categories of waste are accepted.

Reason: To ensure satisfactory operation of the site in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

Vehicle movements

10. The number of HGVs entering the site shall not exceed 80 vehicles per week (160 movements). A written record shall be kept by the site operator of the number of HGVs entering and leaving the site and it shall be made available to the WPA in writing within 7 days of a written request from the WPA.

Reason: To ensure traffic and associated impacts are limited, so not to create an unacceptable disturbance to local communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy and Policy W3.14 and W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Controls on storage and processing

11. The layout of fixed plant and machinery on site shall be sited in accordance with the noise assessment report and approved plans as to provide for optimal noise attenuation to the adjacent Lords Wood

Reasons: In the interests of minimising noise impact to the adjacent Lords Wood and in accordance with paragraph 180 of the National Planning Policy Framework.

12. All processing of waste shall only take place in areas shown on Plan 1: Drawing HW1225-D1v3 titled 'Updated Site Layout Plan' dated Nov 2021 and Plan 2: Drawing HW1225-D1v3 titled 'Illustrative Cross Sections' dated Nov 2021 both received by the WPA on 1 December 2021.

Reason: To minimise the risk of pollution to the water and ground environment in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

13. The storage of waste materials shall only take place within the designated bays and skips as shown on Plan 1: Drawing HW1225-D1v3 titled 'Updated Site Layout Plan' dated Nov 2021 and Plan 2: Drawing HW1225-D1v3 titled 'Illustrative Cross Sections' dated Nov 2021 both received by the WPA on 1 December 2021.

The maximum storage height of materials within the ~~open area~~ of the site shall be no higher than the 5m high precast concrete panel walling (4.6m off concrete yard surface). The external storage areas shall only be used to store materials which are not likely to rise on the wind.

Reason: In the interest of preventing fugitive dust or litter and in the interests of visual amenity and to ensure compliance with Policies W3.3, W3.8 and W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

14. Any 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 shall 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, of the combined capacity of the 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.

Reason: To prevent pollution of the water environment in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Hours of operation

15. Except in case of emergency where life, limb and property are in danger, which shall be notified to the WPA in writing within 48 hours of its occurrence, the site shall not be operated except between the following permitted hours:

07.00 hours to 19.00 hours Mondays to Fridays and

07.00 hours to 13.00 hours Saturdays

No activities shall be carried out on Sundays, Public or Bank Holidays.

Outside of these hours the site shall be closed for the receipt, treatment, movement and transfer of waste and the operation of associated plant and machinery.

Reason: To minimise noise and other impacts associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-Waste Core Strategy.

Controls on noise

16. Noise levels, 3.5m from the ground floor rear façade of the nearest receptor shall not exceed L90 + 5dB, (including any Penalties as agreed with the WPA) when assessed in accordance with BS4142:2014 - Methods for Rating Industrial and Commercial Sound. In the event of a justifiable noise complaint being received by the WPA, or evidence to indicate excessive noise emissions from the site, the operator shall, within a period of 30 days of a written request submit a noise assessment to the WPA to demonstrate compliance or otherwise with the noise limits that have been imposed. If the prescribed noise levels are exceeded then the operator must incorporate as part of the noise assessment report a scheme of noise mitigation for approval in writing. The noise mitigation scheme shall thereafter be undertaken in accordance with the details approved by the WPA to ensure that the permitted noise levels are complied with.

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-Waste Core Strategy.

17. Upon the commencement of any phase of housing development within 100m of the site boundary, the applicant shall undertake a site-based noise survey at the nearest boundaries of proposed future housing to the north and east of the site and carry out a further noise impact assessment in accordance with BS4142:2014. Any penalties for tonal or impulsive noise shall be calculated using the Objective method in BS4142:2014 to ensure that the penalties are accurately justified. The findings of the survey shall be submitted to the WPA and, if the assessment indicates that the noise limit detailed in Condition 16, will be exceeded, the applicant shall submit to the WPA a scheme of noise mitigation for its approval in writing. The scheme shall thereafter be implemented in accordance with the approved details prior to the first occupation of any housing within 100m of the site boundary, or within a period of 6 months of the approval date, whichever the sooner.

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-Waste Core Strategy.

18. All mobile plant and vehicles under the control of the operator shall only employ white noise (broadband) reversing alarms.

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1-Waste Core Strategy.

19. Only plant and machinery which is listed within Section 4.3.2 of the Planning Supporting Statement and 4.1 of the Noise Assessment shall be operated from within the site. The noise emissions of any alternative/replacement machinery, details of which shall be submitted to the WPA within two weeks of the machinery becoming operational on site, shall not exceed that which it replaces.

Reason: To minimise noise impacts arising from the operation of the site, and to protect local amenity in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

20. The plant/machinery 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 minimise noise impacts arising from the operation of the site, and to protect local amenity in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Odour

21. The operator shall inspect all incoming loads upon delivery to the site. Any putrescible or potentially odorous wastes contained within incoming loads shall be removed from the waste immediately upon receipt and placed into a sealed airtight storage container/skip for storage. This waste shall thereafter be removed from the site within 72 hours of its delivery.

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

Controls on litter, dust and mud

22. Measures shall be employed to ensure that litter, dust, mud and any deleterious materials generated from the site are kept to a minimum and contained within the site. These measures shall include, but not necessarily be restricted to:
- a) The use as appropriate of a dust suppression system for stockpiles and working areas and maintenance of such equipment on site together with a ready supply of clean water;
 - b) The use as appropriate of water bowsers and spray systems to dampen the yard surfaces, vehicle circulation and manoeuvring areas and maintenance of such equipment on site together with a ready supply of clean water;
 - c) The regular sweeping of yard surfaces, vehicle circulation and manoeuvring areas;
 - d) The provision of catch fencing around processing areas, bays and stockpiles;
 - e) The temporary cessation of waste processing during periods of extreme dry and windy weather.
 - f) Use of wheel and tyre cleaning equipment at the point of vehicles leaving the site.
 - g) The sheeting or enclosure of all vehicles under the control of the applicant carrying loose waste either to or from the site and the issuing of such instructions to drivers.

Any waste materials escaping from the processing and stockpiling area or storage bays shall be promptly captured and returned at the earliest practicable opportunity and the site otherwise kept in a clean and tidy condition.

In the event that litter, dust or mud arising from the operation of the site is not controlled to the satisfaction of the WPA then within 1 month 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 prevent the airborne spread of litter leaving the site and in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Closure of the site

23. In the event that the use of the site for the importation of waste should cease for a period in excess of six months then, within one month of a written request from the WPA, the site shall be cleared of all stored waste and recycled materials.

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. 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's Developer Services Team (Tel: 0800 707 6600).
2. Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).