

**RECOMMENDED PLANNING CONDITIONS FOR PLANNING APPLICATION  
1/20/01695/CDM- PROPOSAL 1 (Main well site development)**

**Scope of permission**

1. This permission is for the retention of an exploratory hydrocarbon wellsite, extending the evaluation (phase 3) and restoration (phase 4) period of the site for a further period without compliance with condition 4 as originally imposed and relinquishing drilling of the horizontal well. This permission under section 73 of the Town and Country Planning Act comes into immediate effect and for the avoidance of doubt does not authorise the development of the horizontal well.

*Reason: To define the permission, as varied under section 73 of the Town and Country Planning Act 1990.*

2. The Mineral Planning Authority (MPA) shall be notified in writing at least 7 days, but not more than 14 days, prior to all of the following:
  - g) Completion of Phase 3 (evaluation);
  - h) Commencement of Phase 4 (restoration);
  - i) Completion of Phase 4 (restoration).

*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 application documents (submitted under planning permission 1/15/01498/CDM), including recommendations of reports, and the following plans:
  - (a) Drawing 2 titled 'Site Location Plan' – received by the MPA on 28/10/15;
  - (b) Drawing 3 titled 'Site Plan' – received by the MPA on 28/10/15;
  - (c) Drawing 4 titled 'Existing Site Layout Plan & Topographic Survey' – received by the MPA on 28/10/15;
  - (d) Drawing 5 titled 'Existing Site Elevations & Sections' – received by the MPA on 28/10/15;
  - (e) Drawing 6 titled 'Existing Site Entrances and Sightlines' – received by the MPA on 28/10/15;
  - (f) Drawing 9 Rev C titled 'Proposed Site Fencing Plan' – received by the MPA on 17/01/18 (Non Material Amendment reference NMA/3792 approved by the MPA on 24/01/18, subject to retention of silt fencing for life of the development);

- (g) Drawing 10 titled 'Proposed Site Drainage Layout' – received by the MPA on 28 October 2015;
- (h) Drawing 16 Rev A titled 'Proposed Site Layout – Phase 3' – received by the MPA on 17/01/18 (Non Material Amendment reference NMA/3792 approved by the MPA on 24/01/18 subject to specified exclusions) and as further amended by Drawing 30 titled 'Indicative Evaluation Layout' – received by the MPA on 28/03/19 (Non Material Amendment reference NMA/3981 approved by the MPA on 14/05/19);
- (i) Drawing 17 Rev A titled 'Proposed Elevations and Sections – Phase 3' – received by the MPA on 17/01/18 (Non Material Amendment reference NMA/3792 approved by the MPA on 24/01/18 subject to specified exclusions);
- (j) Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015;
- (k) Drawing 18 titled 'Proposed Site Elevations and Sections – Phase 4' – received by the MPA on 28 October 2015;
- (l) Drawing No. 4178 C 07 Rev B titled 'Cellar Details' – received by the MPA on 26 April 2016;

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

#### **Duration of Operations and Site Restoration**

- 4. This permission shall be for a temporary period only expiring on 20 November 2023.

*Reason: To define the duration of the permission, as varied.*

- 5. On or before the expiration of the temporary period, as detailed in Condition 4 above, evaluation works authorised by this permission shall cease. Thereafter the site shall be cleared of all plant, buildings, machinery and equipment within one month of the cessation of use. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months of the commencement of Phase 4.

*Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies MP12 and DM12 of the Nottinghamshire Minerals Local Plan.*

6. Notwithstanding condition 5 above, a scheme for the retention and/or provision of hibernacula, bird/bat boxes, or other biodiversity enhancements at the site shall be submitted to the MPA for its written approval on or before the expiration of the temporary period under condition 4. The measures shall be implemented as approved and retained for a minimum of 5 years thereafter.

*Reason: In the interests of providing biodiversity enhancements upon restoration as required by policies SP2, SP4, DM4 and DM12 of the Nottinghamshire Minerals Local Plan.*

7. In the event that evaluation works cease for a period in excess of 3 months before the expiry of the temporary permission (the date of completion of each phase being notified to the MPA under Condition 2) then, upon written request from the MPA, the site shall be cleared of all plant, buildings, machinery and equipment within one month of the written request. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months.

*Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies MP12 and DM12 of the Nottinghamshire Minerals Local Plan.*

### **Traffic and Transportation**

8. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) all HGV movements for all Phases shall only take place between 07:00 and 19:00 Monday to Friday and 07:00 to 13:00 on Saturdays (with the exception of abnormal loads approved by the MPA under Condition 11). No HGV movements shall take place on Sundays, Public or Bank Holidays.

*Reason: In the interests of residential amenity and in accordance with Policies DM1 and DM9 of the Nottinghamshire Minerals Local Plan.*

9. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials upon the public highway in accordance with details contained within the document entitled 'Measures to prevent the deposit of mud, clay and other deleterious materials upon the public highway' received by the MPA on 14/08/17 and approved on 08/09/2017 (in respect of Condition 10 of Planning Permission Ref: 1/15/01498/CDM).

The measures to be employed shall be provided in accordance with the approved timetable and thereafter shall be maintained and used as approved throughout the operational life of the site. In the event that the approved

measures do not adequately prevent the deposit of mud, clay and other deleterious materials upon the public highway, then within one week of a written request from the MPA, a scheme including revised and additional measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The additional measures to protect the surrounding roads shall be implemented within a timetable to be agreed in writing by the MPA and thereafter maintained and used at all times.

*Reason: To ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policies DM1 and DM9 of the Nottinghamshire Minerals Local Plan.*

10. Site traffic shall be managed for the life of the development in accordance with the 'Springs Road Exploratory Wellsite Traffic Management Scheme' received by the MPA on 14/08/17 and approved on 08/09/2017 (in respect of Condition 11 of Planning Permission Ref:1/15/01498/CDM)

*Reason: To ensure that vehicular movements can be satisfactorily accommodated by the highway network, would minimise wide vehicle conflict and would not cause unacceptable impact upon amenity, in line with Policies DM1 and DM9 of the Nottinghamshire Minerals Local Plan.*

11. The number of HGV movements (including abnormal loads) in connections with the development hereby permitted shall not exceed 60 per day (30 in and 30 out) nor 198 movements (99 in and 99 out) over any 7 day period. The operator shall keep daily records of all HGV movements to and from the site and such records shall be supplied to the MPA in writing within two weeks of a written request for such records being made.

*Reason: To enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policies DM1 and DM9 of the Nottinghamshire Minerals Local Plan.*

## Noise

12. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) the development hereby permitted shall only take place between the hours specified below:

Operations	Monday to Friday	Saturday	Sundays, Public and Bank Holidays
Phases 3 and 4	07:00 – 19:00	07:00 – 13:00	Not at all

*Reason: In the interests of residential amenity and in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.*

13. Site noise shall continue to be managed in accordance with the “Noise Management Plan for Springs Road Exploratory Well site” received by the MPA on 17/08/17 and approved 21/09/17 (in respect of Condition 19 of Planning Permission Ref: Ref:1/15/01498/CDM).

*Reason: In the interests of residential amenity and in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.*

14. Misson Springs Cottage shall not be occupied for residential purposes throughout the lifetime of the development hereby permitted.

*Reason: In the interests of residential amenity and in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.*

## **Ecology**

15. Phase 4 restoration operations shall not be undertaken until an ecological walkover survey and review of mitigation measures has been completed, submitted to and approved by the MPA in writing. Restoration works shall thereafter be undertaken following the recommendations of the approved report(s).

*Reason: To review and provide for any necessary mitigation, precautionary methods of working, or other such steps as may be agreed necessary during site decommissioning and restoration works, and in the interests of protecting species and habitats at or near the site.*

16. Phase 4 (restoration) operations shall not be undertaken during the bird breeding season (February to August inclusive), except when approved in writing by the MPA and in such circumstances that it can be demonstrated to the satisfaction of the MPA that noise impact on the Misson Training Area SSSI will not have an adverse impact on breeding birds in the SSSI.

*Reason: To ensure that breeding birds, particularly Long-Eared Owl, are not adversely affected by the development and in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.*

17. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows shall not be undertaken during the months of February to August inclusive, except when an ecological appraisal undertaken by an appropriately qualified person has been submitted to, and approved in writing by, the MPA.

*Reason: To ensure that breeding birds are not adversely affected by the development.*

18. The development shall continue to take place in accordance with the Construction Environment Management Plan 'submission under condition 23 of planning permission 1/15/01498/CDM'; the email relating to stockpiles and covering of waste; and the email relating to the use of a settlement tank/lagoon received by the MPA on 17/08/17, 15/09/17 and 19/09/17 respectively, and approved 12/10/17 (in relation to Condition 23 of Planning Permission Ref: 1/15/01498/CDM). The measures contained within the approved CEMP shall be fully implemented for the life of the development.

*Reason: To ensure that pollution risks are minimised throughout the life of the development in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.*

19. Measures to protect reptiles including hibernacula, shall continue to be maintained in accordance with the "Reptile Habitat Scheme" received by the MPA on 20/07/17 (approved 31/08/17) and the "Note in response to ecological matters raised by NCC Ecology and NWT regarding the discharge of Conditions 23(b) and 26, Springs Road, Misson" received by the MPA on 31/08/17 (in respect of Condition 26 of Planning Permission Ref: 1/15/01498/CDM).

*Reason: For the benefit of reptiles and in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.*

## **Dust**

20. Dust shall be managed in accordance with the Dust Management Plan set out in Annex C2 of Volume 4 – Technical Appendices of the Environmental Statement – received by the MPA on 28 October 2016.

*Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and to minimise potential adverse impacts to nearby ecological features.*

## **Heritage**

21. The former missile pads shall be protected during the course of the development in accordance with the previously submitted scheme to ensure the protection of the heritage significance of the former missile pads received by the MPA on 20/07/17 and the Structural Assessment of the former missile pads received by the MPA on 03/11/17 and approved 23/11/17 (in respect of Condition 28 of Planning Permission Ref: 1/15/01498/CDM).

*Reason: To ensure the development does not harm the fabric of the identified non-designated heritage asset.*

## **Contamination**

22. Following exploratory drilling works and the removal of the well cellar the area shall be investigated to confirm that it is free from well drilling contamination, in accordance with the scheme dated 21/01/19 received by the MPA on 23/01/19 and approved 25/02/19 (in respect of condition 29 of Planning Permission 1/15/01498/CDM). The works to confirm the presence or otherwise of contamination shall be approved and a report of the investigation including the results of the chemical testing shall be submitted to the MPA for approval in writing. In the event that the report identifies that contamination remains present in the ground, the report shall incorporate additional steps to remediate ground contamination including supplementary testing and investigation which shall be agreed in writing by the MPA and thereafter the additional steps shall be implemented as approved.

*Reason: To ensure the site is restored in an uncontaminated condition in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.*

23. 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 MPA. The strategy shall detail how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To ensure the protection of site workers and controlled water including the Nottingham Castle Sandstone Principle Aquifer in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.*

24. 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 containers. All filling points, vents and site glasses must be located within the bund. There must be no drainage through the bund floor or drain.

*Reason: To minimise the risk of contamination of controlled waters in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.*

## **Flooding and Drainage**

25. Surface water shall continue to be managed in accordance with the “Scheme to Prevent Pollution to the Drainage Ditch Network and Ensure the Protection of Misson Training Area SSSI at Land off Springs Road, Misson” received by the MPA on 17/08/17 and the email setting out surface water tank emptying measures received by the MPA on 19/09/17, approved 21/09/17 (in respect of Conditions 34 and 35 of Planning Permission Ref: 1/15/01498/CDM) and as further amended by the arrangements to pump top clean water out to the eastern side during the Evaluation Phase 3 pursuant to Non Material Amendment 4076 approved by the MPA on 06/12/19.

*Reason: To ensure the protection of controlled waters including groundwater in the Secondary A aquifer at the surface and to ensure compliance with Policy DM2 of the Nottinghamshire Minerals Local Plan.*

26. The internal finished floor level of all office and staff accommodation shall be set no lower than 4.4 metres above ordnance datum.

*Reason: To prevent inundation of office and staff accommodation should a flood event occur, in accordance with the National Planning Policy Framework (NPPF).*

27. The “Emergency Flooding Plan for Land off Springs Road, Misson, DE10 6ET” received by the MPA on 14/08/17 and approved 21/09/17 (in respect of Condition 37 of Planning Permission Ref: 1/15/01498/CDM) shall remain in force for the life of the development.

*Reason: To manage the safety of people using the development in the event of a flood and to ensure compliance with the NPPF.*

*End of conditions*

### **Informatives/notes to applicants**

1. This notice of planning permission and the attached conditions should be read alongside the associated Section 106 legal agreement dated **xx/xx/xx** (date as completed).
2. Separate approval was given on 12/02/18 under Part 17 of Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the temporary siting of various cabins.