

## RECOMMENDED PLANNING CONDITIONS

### Commencement

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 this planning permission at least 7 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.*

### Approved Plans

3. This planning permission is for alterations to the Grange Farm, Oxton Composting Facility incorporating a new access road with new weighbridge, the expansion of the permitted composting treatment area with development of an aerated composting pad on part of the currently permitted compost facility area, an increase to the maximum annual processing capacity to 75,000 tonnes per annum, extension of the western landscaping bund and other ancillary developments. The development shall only be carried out in accordance with the following plans and documents, except where amendments are made pursuant to other conditions in this planning permission:
  - a. Drawing No. VES\_TD\_OXT\_200\_000: Site Location Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - b. Drawing No. VES\_TD\_OXT\_200\_001: General Arrangement Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - c. Drawing No. VES\_TD\_OXT\_200\_004: Drainage Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - d. Drawing No. VES\_TD\_OXT\_200\_005: Aerated Pad Section Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - e. Drawing No. VES\_TD\_OXT\_200\_006: Fencing Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - f. Drawing No. VES\_TD\_OXT\_200\_007: Proposed Site Elevations Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - g. Drawing No. LA.07 Revision B: Landscape Proposals Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - h. Drawing No. VES\_TD\_OXT\_200\_009: Proposed Application Area and Land under Veolia Control Plan Oxton received by the WPA on 13<sup>th</sup> October 2016.
  - i. Landscape and Visual Appraisal for Oxton Open Windrow Expansion Project received by the WPA on 13<sup>th</sup> October 2016.

- j. Transport Statement for Compost Recycling Facility, Oxton received by the WPA on 13<sup>th</sup> October 2016.
- k. Arboriculture Impact Assessment for Oxton Open Windrow Project, received by the WPA on 13<sup>th</sup> October 2016.
- l. Planning Supporting Statement for Oxton Composting Facility received by the WPA on 13<sup>th</sup> October 2016.

*Reason For the avoidance of doubt and to define the permission hereby permitted.*

### **Acceptable materials**

4. Only green waste shall be composted on the site. Green waste is defined as grass, tree, hedge clippings and other types of organic plant matter originating from private gardens, local authority parks and commercial landscape works. The green waste shall not include food products and food wastes. Any non-conforming wastes shall be deposited in a skip/refuse container and removed from the site within 7 days of its receipt.

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

### **Buildings and Structures**

5. Prior to their installation on site, detailed plans and elevations of the weighbridge, weighbridge kiosk and welfare building shall be submitted to the WPA and approved in writing. The design of the structures shall generally accord with the indicative details shown on Drawing No. VES\_TD\_OXT\_200\_001: General Arrangement Oxton received by the WPA on 13th October 2016.

*Reason In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Landscaping**

6. The screen bund shall be constructed prior to the aerated pad first being brought into use in accordance with the specification detailed on Drawing No's. VES\_TD\_OXT\_200\_001: General Arrangement Oxton and Drawing No. VES\_TD\_OXT\_200\_005: Aerated Pad Section Oxton received by the WPA on 13th October 2016. The screen bund shall thereafter be retained together with the existing screen bund for the non-aerated pad at all times during the operational life of the site in a weed free condition.

*Reason In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.*

7. The landscape planting of the screen bund detailed on Drawing No. LA.07 Revision B: Landscape Proposals Plan Oxton received by the WPA on 13th

October 2016 shall be carried out in accordance with the details specified on this drawing in the first available planting and seeding season following the aerated pad first being brought into use. The planting shall be maintained in accordance with good arboricultural practice and the specification set out on the drawing for a period of five years following its implementation. Any plants or trees which die, are removed or become seriously damaged or diseased shall be replaced in the following planting/season with similar specimens to those originally planted.

*Reason: In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Provision of Disposal Skips on site.**

8. A skip shall be provided at all times for the disposal of non-conforming wastes. The skip shall be emptied by the operator at least once every week to ensure that odour nuisance does not occur.

*Reason To minimise potential odour releases from non-compliant waste stored at the site and to ensure compliance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.*

### **Highways and Access**

9. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials upon the public highway. These measures shall include the sweeping and cleaning of the access, internal haul roads and storage areas. In the event that these measures prove inadequate, then within 2 weeks of a written request by 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 within 7 days of that approval and thereafter maintained at all times.

*Reason To minimise dust and other deleterious materials entering the public highway in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.*

10. The proposed new access road and internal roadway system detailed on Drawing No VES\_TD\_OXT\_200\_001: General Arrangement Oxton received by the WPA on 13th October 2016 shall be constructed with a bound surface prior to the aerated pad first being brought into use. Upon completion of the road, all waste material shall only enter the site from the A6097 via the new access road and shall not be routed via the existing Grange Farm road.

*Reason In the interest of highway safety, in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.*

11. The loads of all vehicles transporting waste to the site shall be fully covered by sheeting.

*Reason* To minimise litter arising from the transport of material in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

### **Site Drainage and Surfacing**

12. Prior to the aerated pad first being brought into use, the operational areas of the site comprising the tipping/shredding area, aerated pad, non-aerated pad and screening/compost/oversize storage area shall be constructed with a concrete surface together with the associated drainage/underground storage tanks in accordance with the details shown on Drawing No. VES\_TD\_OXT\_200\_004: Drainage Plan Oxton received by the WPA on 13th October 2016. The concrete pad shall be constructed with raised kerbs and engineered to ensure that there is no liquid discharge to adjacent land. The site surfacing and drainage measures shall thereafter be maintained throughout the operational life of the site.

*Reason* To provide satisfactory site drainage and to ensure compliance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

13. The surface of the operating pad shall be maintained to provide free drainage of surface water to the underground collection system. In the event that damage of the surface of the operating pad occurs which results in surface water ponding leading to impaired drainage then the surface shall be repaired immediately.

*Reason* To provide satisfactory site drainage and to ensure compliance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

### **Noise**

14. All plant, machinery and vehicles operating within the site shall incorporate noise abatement measures and be fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications to minimise any disturbance at all times. All vehicles under the operators control to be fitted with broadband reversing alarms

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

15. Noise levels from the site will 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. 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 disturbance from noise in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

16. Within 14 days of the fans becoming operational a noise assessment will be submitted to the WPA to demonstrate compliance with condition 3 above when all fans are operating simultaneously. The noise survey methodology must be agreed in advance with the WPA. 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 disturbance from noise in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

### Hours of Operation

17. Except in emergencies to maintain safety at the site (which shall be notified to the WPA within 48 hours of their occurrence), site operations and deliveries shall only take place within the time periods specified below: Operation

Operation	Monday to Friday	Saturday	Sunday	Bank and Public Holidays
Operation of plant and machinery in connection with composting operations (excluding the screening of finished product)	0700 – 1800 hours	0700 - 1300 hours	Not at all	Not at all
Operation of plant and machinery in connection with screening of finished product)	0500 – 2000 hours	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours
Operation of fans associated with the aerated pad	24 hours	24 hours	24 hours	24 hours
Waste deliveries into the site and movement of finished compost from the site which does not require transport by tractor and trailer along the A614	0500 - 2000 hours	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours
Movement of finished compost off the site by tractor and trailer along the public highway.	0500 – 0700 hours, 0900 – 1600 hours &	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours

	1800 2000 hours	-			
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*Reason To minimise the risk of noise pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and to protect the free flow of traffic along the A614 at peak periods in compliance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15 & Newark and Sherwood Core Strategy Spatial Policy 7.*

## **Operational Controls**

18. Prior to the construction of the aerated pad, no more than 55,000 tonnes of waste shall be imported to the site in any one calendar year. Following the construction of the aerated pad, no more than 75,000 tonnes of waste shall be imported to the site in any one calendar year. Records shall be kept by the operator of all imports of waste to the site, which shall be made available to the WPA within seven days of a request.

*Reason: To ensure that vehicle movements are limited to an appropriate level and ensure site activities do not adversely affect the free flow of traffic on surrounding roads in compliance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15 & Newark and Sherwood Core Strategy Spatial Policy 7.*

19. 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 categories permitted under Condition 4 are composted. Any loads which fall outside those permitted under Condition 4 shall be rejected and removed off site.

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

20. The height of materials/compost stored on the aerated pad shall not exceed 4m. Storage heights of materials on other parts of the site shall not exceed 5m in height. Material shall only be stored within the operational areas of the planning application site, as identified on Drawing No. VES\_TD\_OXT\_200\_001: General Arrangement Oxtun received by the WPA on 13th October 2016.

*Reason To ensure satisfactory operation of the site and minimise visual impacts in site in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

21. All green waste shall be shredded prior to being composted.

*Reason To ensure that the shredded/mulched green waste is suitable for composting, and to ensure compliance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

22. The compost windrows on the aerated and non-aerated pads shall be monitored at least twice per week. Written records shall be maintained of each inspection which shall provide the following information:
- a. The date the compost windrow was constructed.
  - b. The approximate dimensions of the compost windrow upon formation.
  - c. The dates on which the non-aerated compost windrow is turned.
  - d. The temperature of the compost heap.
  - e. An assessment of the moisture content of the windrow including dates when additional water is added to the windrow.
  - f. The date when the active composting process ceases.
  - g. The date when compost is transferred to agricultural land for storage/spreading including quantities.

*Reason To ensure that the shredded/mulched green waste is suitable for composting, and to ensure compliance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

23. Upon written request, the operator shall make available to the WPA a copy of the monitoring records for inspection within 3 days of such a request.

*Reason To ensure satisfactory green waste management in accordance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

24. Organic compost shall not be applied to any field at a rate which would result in the total nitrogen supplied in the compost exceeding 250kg/ha in any rolling 12 month period. A written record incorporating details of the location, time, date and application rate of mature compost, including chemical analysis of the levels of nitrogen per tonne of compost shall be maintained by the operator, copies of which shall be made available to the WPA within 3 days of a written request.

*Reason To ensure satisfactory green waste management in accordance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

25. In the event that the WPA receive a justified complaint regarding adverse environmental impacts arising from the storage of mature compost within a 'field store' then within 14 days of a written request by the WPA the operator shall relocate, remove or spread the offending field store. The applicant shall thereafter ensure that mature compost is not field stored within the offending location at any time in the future.

*Reason To minimise potential adverse impact to the amenity of residential property in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan*

26. No materials may be burned or otherwise incinerated on the site. Any fire occurring shall be regarded as an emergency and immediate action taken to extinguish it.

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

27. There shall be no retail sales of compost, timber or other materials from the application site.

*Reason To minimise potential disturbances arising from the operation of the site.*

### **Cessation of working**

28. In the event that the use of the site for the importation and composting of green waste should cease for a period in excess of three months, then the operator shall, within two weeks of a written request from the WPA, clear the site of all green waste and partly/fully composted product. In such circumstances, the operator shall also, upon the written request of the WPA, submit a scheme for the restoration of the site, including the removal of structures associated with the development. The approved restoration scheme shall be implemented within 6 months of the written approval of the WPA.

*Reason In the interests of visual amenity and to ensure compliance with Green Belt Policy.*

### **Note to Applicant**

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact David Albans (01623) 520735 for details.