

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 of the Town and Country Planning Act 1990 as amended.

2. The Waste Planning Authority (WPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To enable the WPA to monitor compliance with the conditions of the planning permission, and for the avoidance of doubt.

Approved Plans

3. Except where amendments are made pursuant to the other conditions in this planning permission, the development hereby permitted shall only be carried out in accordance with the following plans and documents:
 - a. Drawing No. VES_TD_COLW_200_000 Rev. D: Proposed Site General Arrangement Plan – Colwick WTS/Depot received by the WPA on 31st August 2021.
 - b. Drawing No. VES_TD_COLW_200_002: Proposed WTS Building Layout – Colwick WTS/Depot received by the WPA on 29th March 2021.
 - c. Drawing No. VES_TD_COLW_200_004 Rev. A: WTS Building Elevations – Colwick WTS/Depot received by the WPA on 29th March 2021.
 - d. Drawing No. VES_TD_COLW_200_007: Proposed Site Location Plan – Colwick WTS/Depot received by the WPA on 29th March 2021.
 - e. Drawing No. VES_TD_COLW_200_008: External Bay Elevations – Colwick WTS/Depot received by the WPA on 29th March 2021.
 - f. Drawing No. VES_TD_COLW_200_011 Rev. A: Proposed Concept Drainage Plan – Colwick WTS/Depot received by the WPA on 31st August 2021.
 - g. Drawing No. VES_TD_COLW_200_012: Perimeter Fence Details – Colwick WTS/Depot received by the WPA on 30th April 2021.
 - h. Drawing No. VES_TD_COLW_200_015: Proposed Site Phasing Plan – Colwick WTS/Depot received by the WPA on 31st August 2021.

- i. Drawing No. S190209-101 Rev. C: 14No. (7 on 7) Bays 12mx3.0m, 2.4 Ceiling Height Option 1 – Ground Floor Plan Layout - Colwick WTS/Depot received by the WPA on 22nd April 2021.
- j. Drawing No. S190209-102 Rev. B: 14No. (7 on 7) Bays 12mx3.0m, 2.4 Ceiling Height Option 1 – First Floor Plan Layout - Colwick WTS/Depot received by the WPA on 22nd April 2021.
- k. Drawing No. S190209-301 Rev. A: 14No. (7 on 7) Bays 12mx3.0m, 2.4 Ceiling Height Option 1 – Elevations - Colwick WTS/Depot received by the WPA on 22nd April 2021.
- l. Drawing No. 3602530.dwg: Weighbridge Kiosk Floor Plan received by the WPA on 29th March 2021.
- m. Drawing No. 3602530: Weighbridge Kiosk Elevations received by the WPA on 29th March 2021.
- n. Diesel Tank Elevations received by the WPA on 30th April 2021.
- o. Ad Blue Storage Tank received by the WPA on 30th April 2021.

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

Scope of Planning Permission

4. With the exception of the new security fence around the perimeter of the wider planning application site, the scope of development consented by this planning permission shall be restricted to the 'Phase 1 Development Area', as outlined in blue on Drawing No. VES_TD_COLW_200_015: Proposed Site Phasing Plan – Colwick WTS/Depot received by the WPA on 31st August 2021. There shall be no waste storage or processing activities within the Phase 2 area. The Phase 2 area shall remain in its established industrial/commercial/storage use unless a further planning permission is granted for any alternative development.

Reason: To define the scope of development approved by this planning permission.

Regulation of Construction Activities

5. Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the WPA. The CEMP shall include but not be limited to:
 - a. Contractors' access arrangements for vehicles, plant and personnel, and facilities for parking of contractors' vehicles;
 - b. Contractors' site storage area/compound;
 - c. The number, size (including height) and location of all contractors' temporary buildings;
 - d. Temporary means of enclosure and demarcation of the site operational boundaries, to be erected prior to the commencement of construction

operations in any part of the site and maintained for the duration of construction operations;

- e. The means of moving, storing and stacking all building materials, plant and equipment around the site;
- f. Measures to ensure that dust emissions are minimised;
- g. Measures to ensure vehicles entering and leaving the site are covered to prevent escape of materials during transport;
- h. Details of external floodlighting installed during the construction period including hours of operation and the arrangements for shielding light spillage;
- i. Arrangements for the management of oil and chemical storage;
- j. Measures to ensure the risks to groundworkers arising from potential ground contamination are minimised;
- k. The method of controlling and discharging groundwater during construction to avoid pollution of surface water and the underlying groundwater;
- l. A method statement for minimising the amount of construction waste resulting from the development to include details of the extent to which waste materials arising from the site clearance and construction activities will be reused on site and demonstrating that as far as reasonably practicable, maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be removed from the site for reuse, recycling, composting or disposal;
- m. Details of any wheel wash facility, use of water bowsers and any other measures necessary to ensure that vehicles do not leave the site in a condition whereby mud, clay or other deleterious materials are carried onto the public highway;

The CEMP shall be implemented as approved throughout the construction and commissioning of the development.

Reason: In the interests of visual and highways amenity and to ensure that the development is in compliance with Policy W3.3 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan. These details are required prior to the commencement of the development to ensure that the construction works which are carried out from the start of the development are undertaken in accordance with an approved scheme.

Construction Materials

6. Notwithstanding the details shown on the approved plans, the implementation of the finishes shall not commence until details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby

permitted have been submitted to and approved in writing by the WPA. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure compliance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.

Ground Contamination and Stability

7. No works shall commence at the site until the applicant has provided the following information for approval by the WPA:
 - a. Supplementary ground investigation and monitoring report(s), with an updated environmental risk assessment and detailed quantitative risk assessments (DQRA). The report(s) will need to provide sufficient information, in combination with the existing Phase 2 investigation data, to develop a remediation strategy for the site, or part of site being developed.
 - b. A remediation options appraisal and remediation strategy, including timings of these works. No remediation works shall commence until the scope of works has been approved in writing by the WPA and the date of commencement notified to the WPA.
 - c. A remediation validation report shall be submitted within two months of each phase of remediation and on completion of the remediation / mitigation works. No development works shall commence until the validation reporting has been fully approved in writing by the WPA.

Reason: To protect the environment and ensure that the site has appropriate remediation/mitigation measures introduced to ensure that it is suitable for the proposed use in accordance with the requirements of the National Planning Policy Framework. These details are required prior to the commencement of the development to ensure that the initial groundworks which are carried out at the start of the development project remediate any contamination within the ground in accordance with an approved scheme.

8. If piled foundations are required, the applicant shall submit a piling risk assessment for approval by the WPA prior to any piling being undertaken. The piling design and methodology shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development will not introduce historical or future contamination to the aquifer and will not create any significant new pathways for contaminant migration.

9. Following satisfactory completion of all required remediation works and validation reporting, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the WPA. Development shall be carried out in accordance with the approved details. If during development, contamination not previously identified is found to be

present, no further development shall be carried out, unless first agreed in writing by the WPA, until a remediation strategy to deal with un-expected contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the WPA. Development shall be carried out in accordance with the approved details.

Reason: To protect the environment and ensure that the site has appropriate remediation/mitigation measures introduced to ensure that it is suitable for the proposed use in accordance with the requirements of the National Planning Policy Framework.

Site Surfacing and Drainage

10. Prior to the commencement of the development hereby permitted details of site surfacing and drainage shall have been submitted to and approved in writing by the WPA. The surfacing and drainage details shall be consistent with the details shown on Drawing No. VES_TD_COLW_200_011 Revision A: Proposed Concept Drainage Plan – Colwick WTS/Depot received by the WPA on 31st August 2021 relating to the Phase 1 of the application site and include the following information:
- a. The means of construction and materials used within the external surfaces of the site which shall incorporate an impermeable surface for the waste storage and the HGV parking and circulation areas.
 - b. The means of construction of the internal surfaces within the buildings which are used for the receipt and processing of waste.
 - c. Drainage plans to identify the arrangements for the separate collection and management of clean surface water and potentially contaminated water, the location of the drainage systems within the site including specific details in relation to the location of any sealed sump to collect contaminated liquids, and calculations to ensure the surface water run-off rate is no greater than the equivalent green-field run-off rate;
 - d. A maintenance scheme to ensure the satisfactory continued operation of the drainage system.

The site surfacing and drainage scheme shall be implemented in accordance with the approved details before the development is first brought into use and thereafter maintained in accordance with the maintenance arrangements embodied within the scheme. Notwithstanding the details illustrated on the Concept Drainage Plan, this planning permission does not convey any development approval for the drainage attenuation tank and interceptor in the 'Phase 2' development area of the site.

Reason: To protect ground and surface water from pollution in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan. These details are required prior to the commencement of the development to ensure that the initial groundworks which will incorporate the preparation of drainage systems are carried out with an approved scheme.

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and be either surrounded by impervious bund walls or be of a double bunded construction. The size of the bunded compound or bunded capacity of the tank 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 capacity of all storage containers. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or wall.

Reason: To protect ground and surface water from pollution in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Capacity of the Site

12. The maximum amount of waste material accepted at the site shall not exceed 125,000 tonnes per annum in total. A written record shall be kept by the site operator of the amounts of waste accepted each calendar month and such records shall be made available to the WPA within 7 days of a written request from the WPA. Records of the amount of waste material received on a monthly basis shall be kept and maintained for a period of 5 years.

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

Access and Parking

13. The site shall not become operational until such time that the HGV and car parking facilities and associated manoeuvring areas have been surfaced, marked out and drained in accordance with the layout set out on Drawing No. VES_TD_COLW_200_000 Rev. D: Proposed Site General Arrangement Plan – Colwick WTS/Depot received by the WPA on 31st August 2021 and the details approved under Condition 9 above. The engineering works to construct the car park area shall incorporate a conduit network to ensure that three parking spaces are installed with operational electrical charging points on the day of opening and the remaining vehicle parking spaces are readily capable of being upgraded to provide electrical vehicle charging in future years. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure satisfactory off-street parking and manoeuvring on the site in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

14. Access to the waste transfer facility by HGV shall only be obtained from Private Road No. 3 via the access point specified on Drawing No. VES_TD_COLW_200_000 Rev. D: Proposed Site General Arrangement Plan – Colwick WTS/Depot received by the WPA on 31st August 2021.

Reason: To ensure HGV access to the site utilises routes designed to an appropriate specification and to minimise potential conflict with novice drivers accessing the driving test centre situated on Private Road No. 5.

15. Prior to the waste transfer station becoming operational, details of a specification for the installation of a covered cycle shelter shall be submitted to and approved in writing by the WPA and installed on site. The cycle parking facilities shall thereafter be installed before the waste transfer facility becomes operational and kept available for use by staff and visitors throughout the operational life of the facility.

Reason: In the interest of promoting sustainable travel and minimising adverse traffic impacts associated with the operation of the development in accordance with the objectives set out within Chapter Nine of the National Planning Policy Framework.

16. The operator shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator throughout the operational life of the development. The Travel Plan Coordinator shall prepare, submit and obtain the WPA's written approval of a Travel Plan aimed at promoting sustainable transport initiatives which shall include but not be limited to:

- i. Introduce transport initiatives aimed at reducing reliance on the private car as the principal means of staff transport to and from the development, including timelines for monitoring, review and implementation, to the written satisfaction of the WPA.
- ii. Include initiatives to promote education relating to sustainable travel, raise awareness of the problems car journeys can create, promote car sharing, reduce travel by car and promote the use of cycling and public transport.

Following the development becoming fully operational, the Travel Plan Coordinator shall submit an annual report to the WPA for the first five operational years of the development to set out the extent that the aims of the Travel Plan are being met and where appropriate identify revised initiatives including implementation dates in the event that the aims of the Travel Plan are not being met. The annual monitoring report shall be approved in writing by the WPA.

Reason: In the interest of promoting sustainable travel and minimising adverse impacts associated with the operation of the development in accordance with the objectives set out within Chapter Nine of the National Planning Policy Framework.

Landscaping

17. Within two months of the commencement of the development, as notified under Condition 2 above, a landscaping scheme shall be submitted to the WPA for its written approval. The landscape scheme shall generally accord with the details contained on Drawing No. VES_TD_COLW_200_000 Rev. D: Proposed Site General Arrangement Plan – Colwick WTS/Depot received by the WPA on 31st August 2021 and include details of:
- a. Measures to retain and protect the existing boundary trees, hedgerow and shrubbery around the Private Road No. 3 and Private Road No.5 road frontages during both the construction and operational life of the site;
 - b. Areas to be planted/seeded within the application site;
 - c. The ground preparation and cultivation including any plant protection required for the establishment period in the planting/seeding area;
 - d. Species, planting density, size and position of trees and shrubs to be used within the landscape planting works;
 - e. A maintenance schedule for the landscape planting to run for a period of five years following completion of planting and seeding. This shall include details of a proposed mowing regime for the wildflower areas.

Any retained trees, hedgerows and shrubbery shall be protected in accordance with the approved details. All planting shall be carried out in accordance with the details approved in the first planting and sowing seasons respectively following the completion of the development. The planting scheme shall be maintained in accordance with the approved maintenance scheme for a period of five years following its implementation and 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. The landscaping shall thereafter be retained for the operational life of the site.

Reason: In the interests of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan. These details are requested prior to the commencement of the development to ensure that the existing boundary hedgerow and shrubbery does not get damaged or removed during the construction works.

Protection of Nesting Birds

18. Site clearance/preparation operations that involve the felling, clearing or removal of vegetation or disturbance of bare ground shall not be undertaken during the months of March to August inclusive unless otherwise agreed in writing by the WPA following the submission of a report detailing survey work for nesting birds carried out by a suitably qualified ecologist. In the event that breeding birds are identified, a Method Statement shall be produced detailing how works will progress (which may include delaying their onset).

Reason: In the interests of safeguarding nesting birds and to ensure compliance with the Wildlife & Countryside Act 1981.

Hours of Operation

19. Except in the case of an emergency when life, limb or property are in danger and such instances which are to be notified in writing to the WPA within 48 hours of their occurrence, the waste transfer facility shall only be operated in accordance with the following hours:
- Processing internally within the waste transfer building and HGV bulker movements: 24hours (Monday to Sunday)
 - Delivery and collection of glass: 0700-1900 hours (Monday to Sunday)
 - Operation of odour control fan operation: 0500 to 2200 hours (Monday to Sunday)
 - HGV bulker movements arriving and exiting the site at a maximum rate of two HGV trips per hour (four movements) during the 22:00 hours to 06:00 hours period (Loading and unloading of these HGVs shall only take place within the Waste Transfer Building), with no other external activities during this time period.

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.

Noise

20. 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.

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.

21. In the event of a justifiable noise complaint received by the WPA, the applicant shall conduct a noise survey to determine compliance with Condition 18 above. 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 and carry out a further noise assessment within 7 days of its installation to confirm noise levels comply with Condition 18. The additional noise mitigation measures shall thereafter be maintained for the life of the development.

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.

22. Vehicles under the operator's 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.

23. The waste transfer building shall be constructed using materials with the following acoustic properties:

- a. Building roof and walls min composite $R_w=24\text{dB}$.
- b. Doors formed by standard electric roller shutter doors having a minimum $R_w=12\text{dB}$.
- c. Odour control fan to be acoustically enclosed or clad to reduce noise levels to a level not exceeding 78dB(A) @ 1m.
- d. Fan stack to be fitted with an attenuator (installed just prior to the stack) to reduce the noise at the end of stack to a level not exceeding 75dB(A) @ 1m.

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.

Odour

24. Measures shall be employed to ensure that waste transfer operations associated with the development hereby permitted do not give rise to any malodours. Such measures must include but not necessarily be limited to the following:

- a. All residual and RDF unloading, processing, storage and loading shall be undertaken within the waste transfer building only and at no time from the open areas of the site.
- b. The fitment, use and regular maintenance of fast acting rapid-rise doors to the frontage (eastern elevation) of the waste transfer building. The doors shall remain shut at all times except to allow the passage of waste delivery/collection vehicles into/out of the building for unloading and plant working within the building to enter and leave. For the avoidance of doubt the doors shall be shut at all times during waste vehicle loading/unloading operations.
- c. The air filtration system shall be installed prior to the commencement of the RDF shredding/manufacturing activities or the importation of source segregated food waste in accordance with the specification set out within paragraph 6.15 of the original planning supporting statement (Planning and Waste Statement dated March 2021). Thereafter, the air filtration system shall be operated between 05:00 – 22:00 hours each day during periods when RDF or source segregated food waste is manufactured or stored

within the building to ensure the waste transfer building is maintained under negative air pressure, providing 2.5 air changes per hour.

- d. During the night-time period (22:00 – 05:00 hours) when the facility is being used for the storage of either RDF or source segregated food waste the attenuated air inlet louvres shall be closed to prevent the escape of odours from the building.
- e. Residual waste and RDF shall be regularly rotated within the waste transfer building and shall be removed as soon as possible and in all events, within 72 hours of its receipt at the site.
- f. The regular cleaning of all areas within the waste transfer building.
- g. The use of masking agents where necessary to neutralise any malodours.
- h. External storage shall be strictly limited to glass, green, inert and road sweepings within the designated bays detailed on Drawing No. VES_TD_COLW_200_000 Rev. D: Proposed Site General Arrangement Plan – Colwick WTS/Depot received by the WPA on 31st August 2021 and no other external areas within the site.
- i. The use of odour abatement sprays within the road sweeping storage area when required.
- j. No vehicles loaded with waste materials shall be parked outside the waste transfer building overnight.
- k. All vehicles transporting waste materials either to or from the site shall be fully enclosed or sheeted.

In the event that these measures prove inadequate, then within one week of a written request from the WPA, details of additional steps or measures to be taken in order to prevent the release of odours from the site which shall include a re-assessment of the need to install the odour filtration plant to manage odour releases, shall be submitted to the WPA for its approval in writing. The additional measures shall be implemented in accordance with the approved details within the timeframes specified and thereafter maintained for the life of the development.

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

Litter and Dust

25. Measures shall be employed to ensure that litter and dust generated within the site during the operational phase 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 throughout all working areas;
 - b. The storage of waste materials within dedicated storage bays/areas inside the waste transfer 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 internal and external hard surfaces;
- e. Ensuring that the fast acting rapid-rise doors are maintained in good operational order at all times;
- f. The sheeting of all unenclosed 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.

26. The perimeter fencing shall be erected in accordance with the approved details prior to the site first receiving waste and thereafter be maintained in a secure condition during the operational life of the site.

Reason: To minimise disturbance from windblown litter in accordance with Policy W3.8 of the Nottinghamshire Waste Local Plan, and to ensure satisfactory enclosure of the site.

Vermin

27. 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 and maintained for the life of the development.

Reason: To ensure satisfactory environmental management at the site.

Floodlighting

28. The development hereby permitted shall not be brought into use until external lighting and floodlighting units on the site have been installed in accordance with details previously submitted to and approved in writing by the WPA. The details shall confirm that all external lighting required in connection with the operations hereby permitted shall:
 - a. Be angled downwards into the site and suitably shielded so as to minimise light pollution, spillage and glare onto adjoining land;
 - b. Not cause a nuisance to adjacent land users, sensitive habitats and users of the highway.

The floodlighting shall be installed and maintained in accordance with the approved details.

Reason: To protect the amenity of surrounding land and property.

Flood Management

29. The development shall be carried out in accordance with the submitted flood risk assessment (ref PRC-BWB-ZZ-XX-RP-YE-0001_FRA, revision P03, dated 14/07/21 and compiled by BWB Consulting) and the following mitigation measures it details:
- a. Finished floor levels for the proposed office building shall be set no lower than 500mm above existing levels, as detailed within section 4.3;
 - b. Flood resilient design and construction methods, as detailed within sections 4.5 to 4.7;
 - c. The implementation of flood contingency plan and evacuation procedures, as detailed within sections 4.8 – 4.13.

These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme's timing/phasing arrangements and thereafter retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Closure of the Site

30. In the event that the use of the site for the importation of waste shall cease for a period in excess of seven days then, within seven days of a written request from the WPA, the site shall be cleared of all stored waste and recycled materials.

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

Informatives/notes to applicants

1. The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

2. 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 Water New Connections Team (01332 683369). 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).
3. The Environment Agency advises that all building work should be in compliance with best working practices and in particular Government guidance on 'Construction, inspection and maintenance' www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance. You are advised to contact the Environment Agency to arrange a site meeting to agree necessary measures to prevent pollution of the water environment during the construction phase of the development. The Environment Agency can carry out pollution prevention visits. Please contact EastMidWaterQuality@environment-agency.gov.uk for further information and advice.
4. Western Power Distribution has Network within this site. Any excavations or works to be conducted within proximity to Western Power apparatus must be undertaken in accordance with Western Power guidance documents HSG47 and GS6.
5. Carlton Footpath 22 runs to the north of the application site. NCC Rights of Way team advise that:
 - The footpath should remain open, unobstructed and be kept on its legal alignment at all times.
 - Vehicles should not be parked on the RoW or materials unloaded or stored on the RoW so as to obstruct the path.
 - There should be no disturbance to the surface of the footpath without prior authorisation the Rights of Way team.
 - The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible.
 - If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles.
 - If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon.

- Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed
- Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption.
<http://www.nottinghamshire.gov.uk/transport/licences-and-permits/scaffolding-hoardingand-advertising-boards>
- If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottscc.gov.uk
- If a skip is required and is sited on a highway, which includes a RoW then the company supplying the skip must apply for a permit.
<http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit> and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if a on bridleway, motorised vehicles if on a byway open to all traffic