

## 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 24 months of the date of commencement, as notified under Condition 2 above. The WPA shall be notified in writing of the date when the importation of materials has been completed.

*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 forms, planning statement, design and access statement, construction environment management plan, flood risk assessment and addendum, visual appraisal, transport statement, ecological impact

assessment – nightjar and woodlark breeding and habitat, ecological walkover assessment and protected species survey received by the WPA on 15<sup>th</sup> April 2016.

- b. Drawing No. 1492/01/2 Rev. A: Red line boundary plan received by the WPA on 15<sup>th</sup> April 2016.
- c. Drawing No. 1492/02/1: Existing Site Plan received by the WPA on 18<sup>th</sup> April 2016.
- d. Drawing No. 1492/03/4 Rev. 4: Master Plan received by the WPA on 15<sup>th</sup> April 2016.
- e. Drawing No. 1492/04/2 Rev. A: Grading Plan received by the WPA on 15<sup>th</sup> April 2016.
- f. Drawing No. 1492/05/1 Rev. B: Landscape Plan received by the WPA on 15<sup>th</sup> April 2016.
- g. Drawing No. 1492/06/1: Isopachyte Plan received by the WPA on 18<sup>th</sup> April 2016.
- h. Drawing No. 1492/07: Cross Sections received by the WPA on 18<sup>th</sup> April 2016.
- i. Drawing No. 1492/08/1 Rev. A: Works Plan received by the WPA on 15<sup>th</sup> April 2015.
- j. Drawing No. 1492.09: Range Building Details received by the WPA on 18<sup>th</sup> April 2016.
- k. Drawing No. 1492/10/1: Drainage Plan received by the WPA on 15<sup>th</sup> April 2016.
- l. Floodlight Drawing received by the WPA on 18<sup>th</sup> April 2016.
- m. Email dated 13<sup>th</sup> May 2016 confirming that all HGV access to the site would be obtained via Warren Way and the temporary haul route.

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

### **Soil Importation**

- 6. Only uncontaminated soils and soil making materials 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 are 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.*

### **Drainage**

7. The developer shall ensure that continuity of water flows across the site and downstream to Newlands Ponds are maintained throughout the construction works and following the restoration of the site in accordance with the details set out within Addendum to Flood Risk Assessment prepared by Hydro-Logic Services dated 12<sup>th</sup> April 2016.

*Reason: To minimise disruption from construction activities*

### **Dust Controls**

8. Dust shall be routinely controlled in accordance with the details set out within paragraphs 7.3.11 – 7.3.17 of the Construction Environment Management Plan V3 prepared by Weller Designs Ltd on 13<sup>th</sup> April 2016. In the event that these 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 dust emissions shall be submitted to the WPA for its approval in writing. The approved steps shall be implemented immediately upon their approval and thereafter maintained throughout the operational life of the site.

*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 07:00 – 19:00 Monday to Friday and 07:00 – 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 W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Noise**

10. 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. 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 in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

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

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

## **Access and Vehicle Movements**

12. The development hereby permitted shall not be brought into use until a traffic management plan detailing measures with respect of HGV traffic routing to and from the site has been submitted to and approved in writing by the WPA. The traffic management plan shall include the following details:

- a. Details of appropriate signage to direct delivery traffic towards Badger Close and the temporary haul road and ensure they do not access the site from Eakring Road.
- b. Details of written instructions to be given to drivers to inform them of the appropriate route to be taken.

The traffic management plan shall be implemented in accordance with the approved details and signage shall be maintained thereafter for the duration of the development.

*Reason: In the interest of highway safety and local amenity and in accordance with Policy W3.9 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan*

13. The temporary haul road shall be constructed and hard surfaced along its entire length from Badger Way to the development site in accordance with the specification set out in Figure 2 – Temporary haul road construction specification and paragraph 6.2.3 of the Construction Environment Management Plan V3 prepared by Wellar Designs prior to

the commencement of material importation activities associated with the recontouring of the golf course.

*Reason: In the interest of highway safety and local amenity and in accordance with Policy W3.9 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan*

14. All haulage vehicles delivering waste materials to the site or exiting the site shall obtain access along the temporary haul road leading from Badger Way and shall not be permitted to access from Eakring Road.

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

15. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials on the surrounding public highway during the course of the re-engineering works. Such measures shall include the use of the wheel wash facilities by all delivery vehicles prior to them leaving the site and re-entering the public highway and 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.*

### **Protection of Public Access on the former Colliery Tip.**

16. Prior to the commencement of the development the operator shall obtain the WPA's written approval of a method statement to ensure that public access and safety is maintained and appropriately managed during the course of haulage movements on the restored former colliery tip. The method statement shall incorporate but not be limited to specifications for crossing points and signage and arrangements for instructing delivery drivers of the potential presence of the public who shall be given priority and control of vehicle speeds. Thereafter, the operator shall ensure that the method statement is fully implemented at all times during the duration of the haulage works.

*Reason: Details are required to be submitted prior to the commencement of the development to ensure informal public access on the restored colliery tip is maintained throughout the development.*

### **Ecology**

17. 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 W3.23 of the Nottinghamshire and Nottingham Waste Local Plan.*

18. 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.*

19. The development hereby permitted shall not be commenced until details of the arrangements for the stripping and storage of soils from within the development site including the route of the haul road have been submitted to, and approved in writing by the WPA. Works shall be carried out in compliance with the approved scheme. Soil stripping shall not commence until any vegetation has been cut and removed. Topsoil, subsoil (where relevant) and soil making material shall be stripped to their full depth and only stripped when in a dry and friable condition.

*Reason: To ensure soils reserves are conserved and managed in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

20. The route of the proposed haul road shall be surveyed for the presence of protected species no more than 14 days prior to the commencement of the development. The results of the survey shall be submitted in a report to the WPA and approved in writing. If protected species are identified, a working design, method and timetable to mitigate any undue adverse effects on the species involved shall be incorporated within the written report. Any mitigation measures shall be implemented as approved. The existing soils that underlay the route of the haul road shall be stripped and stored prior to the laying of any road stone. Following completion of the haulage operations the road stone shall be removed and the original soils replaced.

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

21. Prior to the commencement of development an ecological mitigation strategy shall be prepared by the operator and approved in writing by the WPA. The ecological mitigation strategy shall incorporate a working design, method and timetable to mitigate any undue adverse effects on species and habitats and in particular shall address the following matters

- a. The production and implementation of a Method Statement which seeks the salvage and translocation of an area of heathland on the northern bank of the

existing pond, for example by scraping off the top 100mm of soil, storing it temporarily, and reinstating once works have been completed.

- b. An updated Precautionary Method of Working relating to Common Toads/Frogs which currently occupy the existing pond to ensure their protection during works. This should, amongst other things, require that replacement pond(s) have been created prior to the infilling of the existing pond and the submission of cross section details of the proposed ponds to demonstrate they provide appropriate habitat for amphibians. .
- c. Details of any artificial lighting to be used during the construction period including hours of operation.

The approved mitigation measure 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.*

### **Restoration**

22. Within 28 days of the completion of soil importation or within an alternative time period if conditions are not suitable for soil movements which shall be agreed in writing by the WPA, the original top and sub-soils that have been stored shall be replaced.

*Reason: To ensure soils reserves are conserved and managed in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

23. Restoration planting shall be undertaken during the first seeding and planting seasons following completion of soil placement. The seeding and planting shall be carried out in accordance with the details specified on Drawing No. 1492/05/01 Revision B: Landscape Plan, within the golf course area of the site and in accordance with a seeding and planting which shall be agreed in writing by the WPA for the haul route area of the site.

*Reason: To ensure the restoration/aftercare planting of the site in accordance with Policies W4.1 and W4.6 of the Nottinghamshire and Nottingham Waste Local.*

24. Any seeding and planting that dies or becomes diseased, damaged or removed within 5 years shall be replaced during the first planting season thereafter with others of similar size and species.

*Reason: To ensure the restoration/aftercare planting of the site in accordance with Policies W4.1 and W4.6 of the Nottinghamshire and Nottingham Waste Local.*

### **Notes to applicant**

1. The Environment Agency advises that the development would require an Environmental Permit under the Environmental Permitting (England and Wales)

Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact the Environment Agency to discuss the issues likely to be raised. To be considered as a waste recovery operation as asserted in section 1.1.10, operators must first submit a waste recovery plan, in support of an application for an Environmental Permit to the Environment Agency. This application will determine whether the proposal is a waste recovery or disposal operation. RGN 13 Defining waste recovery - permanent deposit of waste on land is referred to within the documents submitted. <https://www.gov.uk/government/publications/rgn-13-defining-waste-recovery-permanent-deposit-of-waste-on-land>. Showing that the proposal would have a realistic likelihood of being undertaken using non-waste materials would be a strong indicator that the activity is a recovery operation. The Environment Agency need strong evidence to show that no more waste material would be used than was genuinely needed to achieve the intended purpose. In particular, information to support the creation of high mounds and other areas of land raising must be provided to show that the quantities of waste used are reasonable and that these features are actually needed. Should an Environmental Permit be issued, it is the permit holder that will have ultimate responsibility for compliance with it. The holder must therefore be in a position to control all waste operations on site.

2. Western Power state that the proposed extension to the car park may necessitate the diversion of the low voltage service to the club house. In addition there is an 11kV overhead line which will cross the proposed temporary haulage road. Should the applicant have any concerns regarding the location of the low voltage service or clearance for HGV passing under the 11kV overhead line, they should Western Powers Contact Centre on 0800 096 3080 to log an enquiry.