

RECOMMENDED PLANNING CONDITIONS

Commencement /notification

1. The development hereby permitted shall be commenced within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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 assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

Copy of permission

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

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

Approved details

4. Unless otherwise agreed in writing by the WPA, or where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:
 - a) Planning application forms and certificates, received by the WPA on 5th March 2015.
 - b) Drawing No.01, 'Location Plan', dated October 2014 and received by the WPA on 25th February 2015.
 - c) Drawing No.02 Rev C, 'Site Development Layout', dated 29th May 2015 and received by the WPA on 1st June 2015.
 - d) Drawing No.03 Rev E, 'Proposed Layout Plan', dated 24th February 2015 and received by the WPA on 25th February 2015.
 - e) Drawing No.C2125-SK1 Rev D, 'Indicative Drainage Layout', dated 30th January 2015 and received by the WPA on 25th February 2015.
 - f) Drawing No.06 Rev A, 'Proposed waste storage bays plans and elevations', dated 24th February 2015 and received by the WPA on 25th February 2015.

- g) Drawing No.07, 'Proposed portakabins & store plan and elevations', dated January 2015 and received by the WPA on 25th February 2015.
- h) Drawing No.08 Rev A, 'Estate Road- partial layout', dated 29th May 2015 and received by the WPA on 1st June 2015.
- i) Design and Access Statement, Rev B, dated February 2015 and received by the WPA on 25th February 2015.
- j) Noise Impact Assessment by Acute Acoustics Ltd, dated 16th February 2015 and received by the WPA on 25th February 2015.
- k) Addendum to Noise Impact Assessment, dated and received by the WPA on 1st July 2015.
- l) GroundSure Phase 1 Environmental Risk Assessment, dated 13th February 2015 and received by the WPA on 25th February 2015.
- m) Letter from TMA Architectural Design Services dated and received by the WPA on 1st May 2015.

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

Highway Improvements

- 5. The development at plot C6 shall not brought into use until the amendments to the site access arrangements as detailed on plan No.08 Rev A - 'Estate Road-partial layout', dated 29th May 2015, received by the WPA on 1st June 2015 - have first been implemented in full.

Reason: To ensure that the site access arrangements are appropriate for the uses and size of vehicles that they are intended to serve and in the interest of highway safety in accordance with Policy W3.15 of the Nottinghamshire and Nottingham Waste Local Plan.

Drainage and surfacing

- 6. No development hereby permitted shall take place until final details for the provision of surface and foul water drainage works, including specifications and locations for the soakaway based on the requirements of BRE Digest No. 365, have been submitted to and approved in writing by the WPA. The foul and surface water drainage works along with the impervious concrete surfacing as marked on Drawing No.03 Rev E, 'Proposed Layout Plan' dated 24th February 2015 and received by the WPA on 25th February 2015 shall be fully implemented in accordance the approved details prior to the receipt of waste at the facility and shall thereafter be maintained for the life of the development. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

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

Contamination

7. No development shall commence until an additional remediation statement has first been submitted to the WPA to demonstrate that asbestos contamination has been appropriately dealt with. The details of any additional means of remediation shall first have been submitted to and been approved in writing by the WPA.

Reason: To ensure that the site is suitable for its intended use in accordance with paragraph 120 of the National Planning Policy Framework.

8. The concrete hard standing associated with the remains of a former storage tank, at the north-west corner of the application site (Plot C6) shall not be removed until the results of additional ground testing have been submitted to, and approved in writing by, the WPA and which demonstrate that the area is free of contaminants. If contaminants are found then a scheme detailing how this contamination is to be treated and remediated during the removal of the former storage tank shall be submitted to the WPA for approval in writing. The scheme shall be implemented as approved.

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

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

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

Materials

10. Prior to their use on site details of the colour(s) of the external cladding/facing materials to be used in the construction of the waste reception building/bays; workshop/store; and portakabin buildings hereby permitted shall first have been submitted to and approved in writing by the WPA. The development shall thereafter be carried out in accordance with the approved details and maintained in such condition for the life of the development.

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

Floodlighting

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

Reason: In the interests of amenity.

Site capacity/throughput

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

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Acceptable Waste Materials

13. Only waste materials as specified in the supplementary letter from TMA dated 1st May 2015 shall be accepted to the site, namely metal bearing aggregates, can metal scrap and end of life AstroTurf. No putrescible or potentially odorous wastes shall be permitted to be received at the site and deliveries to the site shall be inspected prior to unloading. All unloading activities shall be supervised by the site operator to ensure that only waste which falls into the permitted categories of waste are accepted.

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

Vehicle movements

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

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

Controls on storage and processing

15. Prior to the site first becoming operational an acoustical assessment shall be carried out in order to inform the layout of fixed plant and machinery on the site so as to provide for optimal noise attenuation to the adjacent Lords Wood, and

an acoustic assessment and site layout plan shall be submitted to the WPA for its approval in writing. Thereafter the fixed plant and machinery shall be positioned in accordance with the approved plans.

Reasons: In the interests of minimising noise impact to the adjacent Lords Wood and in accordance with paragraph 118 of the National Planning Policy Framework.

16. All processing of waste shall only take place within the hatched area shown on Drawing No.03 Rev E, 'Proposed Layout Plan' dated 24th February 2015 and received by the WPA on 25th February 2015 as labelled 'Screening/Sorting Area'.

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

17. The storage of waste materials shall be restricted to within the hatched area shown on Drawing No.03 Rev E, 'Proposed Layout Plan', dated 24th February 2015 and received by the WPA on 25th February 2015 labelled as 'Screening/Sorting Area' and including the waste bays hereby approved or any subsequent bays which may be permitted. The maximum storage height of materials within the open area of the site shall be 5 metres. The external storage areas shall only be used to store materials which are not likely to rise on the wind.

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

18. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, of the combined capacity of the interconnected tanks, plus 10%. All filling points, vents, gauges, and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

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

Hours of operation

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

07.00 hours to 19.00 hours Mondays to Fridays and

07.00 hours to 13.00 hours Saturdays

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

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

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

Controls on noise

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

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

21. Upon the commencement of any phase of housing development within a radius of 225m from the corner of the north eastern boundary, the applicant shall undertake a noise assessment in accordance with BS4142 which considers the noise impact at the nearest property façade from the overall development and submit the findings, including a scheme of noise mitigation if necessary, to the WPA for its approval in writing. The applicant shall implement the scheme of noise mitigation in accordance with the approved details within a period of 6 months of the approval date.

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

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

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the

Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1-Waste Core Strategy.

23. Only plant and machinery which is listed within Section 7 of the Noise Impact Assessment by Acute Acoustics received by the WPA on the 25th February 2015 shall be operated from within the site at any time, namely: 2 x Screeners; 3 x Eddy Current Separators; 1 x Front Loading Shovel; 1 x 360° Loaders; 1 x Telehandler; and 1 x Diesel Forklift. The noise emissions of any alternative/replacement machinery shall not exceed that which it replaces.

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

24. The plant/machinery shall be regularly serviced and maintained to ensure that noise emissions do not exceed the manufacturers' specifications. In the event that the manufacturers' maximum operating noise levels are exceeded then the machinery shall be switched off and repaired/adjusted so as to ensure compliance with these operating noise levels.

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

Odour

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

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

Controls on litter, dust and mud

26. Measures shall be employed to ensure that litter, dust, mud and any deleterious materials generated from the site are kept to a minimum and contained within the site. These measures shall include, but not necessarily be restricted to:
- i) The use as appropriate of a dust suppression system for stockpiles and working areas and maintenance of such equipment on site together with a ready supply of clean water;
 - ii) The use as appropriate of water bowsers and spray systems to dampen the yard surfaces, vehicle circulation and manoeuvring areas and maintenance of such equipment on site together with a ready supply of clean water;
 - iii) The regular sweeping of yard surfaces, vehicle circulation and manoeuvring areas;
 - iv) The provision of catch fencing around processing areas, bays and stockpiles;

- v) The temporary cessation of waste processing during periods of extreme dry and windy weather.
- vi) Use of wheel and tyre cleaning equipment at the point of vehicles leaving the site.
- vii) The sheeting or enclosure of all vehicles under the control of the applicant carrying loose waste either to or from the site and the issuing of such instructions to drivers.

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

In the event that litter, dust or mud arising from the operation of the site is not controlled to the satisfaction of the WPA then within 1 month of a written request of the WPA the operator shall prepare and submit to the WPA for its approval in writing additional steps or measures to remedy the nuisance. The additional steps and measures shall be implemented in accordance with the approved details and the site shall thereafter operate in compliance with the approved control measures throughout its operational life.

Reason: To prevent the airborne spread of litter leaving the site and in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Closure of the site

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

Reason: To ensure satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.

Notes to applicant

1. The development will, in order to operate, require an Environmental Permit under the Environmental Permitting Regulations from the Environment Agency.
2. Pursuant to condition 5 requiring alterations to be made to the access road, it is advised that in order to carry out the alteration to the junction with Snape Lane you/the developer 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 and the developer have no control. In order to undertake the works it will be necessary to enter into an agreement under Section 278 of the Act. Please contact Martin Green, Principal Development Control Officer - Nottinghamshire County Council, on 01623 520734 for details.
3. It should be noted that the alteration works pursuant to condition 5 do not extend the scope of the planning permission to include the new access serving VAE. It therefore may be appropriate to enquire as to whether this access would need separate planning permission from the Local Planning Authority or whether it would benefit from 'permitted development rights' applicable for industrial sites.

4. Additional buildings including a third waste bay and others indicated for 'phase 2' on Drawing 03 Rev E will require a subsequent planning application to be made to the WPA. For clarity this permission relates to one No. two-storey welfare office.
5. Pursuant to condition 6 (drainage and surfacing), the applicant may wish to consider the installation of a kerbed edge to the concreted waste processing area to ensure waters are captured by the site's drainage system.