

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

Approved Plans

2. The development hereby permitted shall only be carried out in accordance with the following plans and documents, except where amendments are made pursuant to other conditions below or through the approval of a non-material amendment to the permission:

- a) Planning application forms, location and layout plans and Dwg 001904/A 'Waste Storage Building' (with the exception of the cladding colour which is specified in condition 6) dated 30 May 2018 and received by the Waste Planning Authority (WPA) on 21 June 2018 for the purposes of constructing a single covered storage bay building.

The following plans for the purposes of constructing the remaining development and its operation:

- b) Drawing No. ICSP2/3 Rev D titled 'Existing and Proposed Site Plan' – received by the WPA on 24 March 2011;
- c) Drawing No. ICSP2/2 Rev B titled 'Proposed Elevation Views' – received by the WPA on 13 January 2011;
- d) Planning Application Forms – received on 13 January 2011;
- e) Design and Access Statement – received on 13 January 2011;
- f) Report Ref: R11.1003/1/DRK titled 'Noise Impact Assessment' (undertaken by Noise and Vibration Consultants Ltd) – received by the WPA on 27 October 2011.

Reason: For the avoidance of doubt.

3. There shall be no waste processing other than within the area hashed red as shown on Plan No. ICSP2/3 Rev D titled 'Existing and Proposed Site Plan' – received by the WPA on 24 March 2011.

Reason: To safeguard the amenities of the area and to ensure the satisfactory working of the site in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

4. There shall be no waste storage other than within the designated waste storage bays and the quarantine area as shown on Plan No. ICSP2/3 Rev D titled 'Existing and Proposed Site Plan' – received by the WPA on 24 March 2011.

Reason: To safeguard the amenities of the area and to ensure the satisfactory working of the site in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Construction

5. Unless in the event of an emergency when life, limb or property is in danger or with the prior written agreement of the WPA no construction work shall be carried out or plant operated other than between the following hours:

07:30 hours to 18:00 hours on Mondays to Fridays; and between
08:00 hours to 13:00 hours on Saturdays

No construction work shall take place on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of nearby occupiers and in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

6. The profiled steel side cladding on the development hereby permitted shall be finished to match the colour and textural appearance of the existing building (Olive Green). The roof sheeting shall be finished in goosewing grey.

Reason: In the interest of visual amenity and to accord with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS15 of the Nottinghamshire and Nottingham Waste Core Strategy.

7. Piling using penetrative methods shall not be permitted other than with the express written consent of the WPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To prevent risk of negative impact on the water resources in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the WPA) shall be carried out until the developer has submitted a remediation strategy to the WPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the WPA. The remediation strategy shall be implemented as approved.

Reason: To prevent risk of negative impact on the water resources in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

9. Surface waters shall be managed in accordance with the details provided in the application and shall ensure that there would be no discharge of foul or contaminated surface waters from the site, into either the groundwater system or any surface waters, whether direct or via soakaways.

Reason: To reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in line with Policies W3.5 and W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

10. Operations that involve the removal and destruction of vegetation, including any felling, clearing or removal of trees, shrubs or hedgerows on site, shall not be undertaken during the months of March to August inclusive except where it has been confirmed to the WPA that the vegetation to be removed has been checked for nesting birds by a suitably qualified ecologist and that any necessary mitigation measures to protect active nests have been (or shall be) put in place.

Reason: In the interests of avoiding disturbance to birds, their nests and eggs which are protected by the Wildlife and Countryside Act 1981 (as amended).

Lighting

11. No additional floodlighting shall be used to illuminate the site except in accordance with full details to be submitted and approved in writing by the WPA prior to its installation.

Reason: In the interests of visual amenity and in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Hours of Operation

12. With the exception of the vehicle movements permitted by Condition 13 of this permission, or in an emergency, which shall be notified to the WPA in writing within no more than 48 hours of its occurrence, or as otherwise previously agreed in writing by the WPA, no waste processing, treatment, transfer or waste vehicle movements either into or out of the site, nor the use of the wash down facility shall take place except between the hours of 07:00 – 18:00 on weekdays and 07:30 – 13:00 on Saturdays, and not at all on Sundays, Public and Bank Holidays. Crushing and wood shredding operations shall only take place between the hours of 09:00 and 15:00, and on not more than one day in any given week and at no other times. Screening operations shall only take place between 09:00 and 15:00 Monday to Friday, and not at all on Saturdays, Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of nearby residents and in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste

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

13. Between the hours of 06:00 – 07:00 on Monday to Friday, no more than six trade waste vehicles shall be permitted to leave the site and only via the Sheepbridge Lane access. The six vehicles shall be parked overnight only in the area shown edged red on the plan entitled “Vehicle parking area” attached to the 2007 permission (2/2006/0810/ST) and during the period 06:00 – 07:00 hours:
- a) no more than three vehicles shall be permitted to warm up and leave the site at any one time;
 - b) vehicles shall not be permitted to reverse; and
 - c) any revving of engines during warm up and when exiting the site onto Sheepbridge Lane shall be minimised.
 - d) no more than two vehicles shall be permitted to return to the site.

Reason: To safeguard the amenities of nearby residents in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

14. The entrance to the site from Hermitage Lane shall be permanently gated and kept securely fastened between the hours of 18:00 and 07:00 on weekdays and 13:00 on Saturdays and 07:00 on the following Monday. With the exception of the use authorised by Condition 15, the access shall not be used in connection with site operations except in case of an emergency.

Reason: To safeguard the amenities of nearby residents in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Vehicle Movements & throughout

15. The number of waste vehicles entering the site from Hermitage Lane shall not exceed 6 vehicles per hour and not more than 40 vehicles per full weekday or 4 vehicles per hour and not more than 20 vehicles on a Saturday morning unless otherwise agreed in writing by the WPA. No vehicles shall exit the site onto Hermitage Lane except for 1 car or light van when securing the site at the end of the permitted working hours.

Reason: To safeguard the amenities of nearby residents in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

16. Details of all vehicle movements permitted by Condition 15 in any one week shall be provided in writing to the WPA upon its request.

Reason: In the interests of highway safety.

17. The maximum daily amount of waste material accepted at the site shall not exceed 220 tonnes. A written record shall be kept of the amounts accepted and it shall be made available to the WPA upon its request.

Reason: To safeguard the amenities of the area and to ensure the satisfactory working of the site.

Noise

18. The levels of noise generated by the crusher, screener and wood shredder/chipper shall not exceed the sound power levels of equipment as detailed in the planning application and in supporting details received by the WPA on 1 November 2000 and 22 November 2000 in respect of Planning Permission 2/2000/14983/0083/P granted on 12 February 2001.

Reason: To safeguard the amenities of nearby residents in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

19. A written record shall be kept of all times when the mobile screener, crusher and the wood shredder/chipper are on site and available for operations or in operation. Such records must be made available to the WPA within 7 days of request.

Reason: To safeguard the amenities of nearby residents in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

20. Measures shall be used to ensure that noise is minimised. All vehicles, plant and equipment to be used on site in the processing and movement of materials shall be fitted with effective silencers and maintained in accordance with the manufacturers' specifications. All vehicles delivering skips to the site shall have the lifting chains sheathed in an appropriate manner to minimise noise from skip movements to, from or within the site.

Reason: To safeguard the amenities of nearby residents in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

21. Screening of material is only to be carried out using the McCloskey International 412R Trommel, unless otherwise previously agreed in writing by the WPA.

Reason: To safeguard the amenity of nearby residents and in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

22. In the event that a complaint is received regarding noise arising from the trommel which the WPA considers may be justified the operator shall, within 1 month of a written request from the WPA, undertake and submit to the WPA for its written approval a BS4142 noise survey to assess whether noise from the development exceeds the day time criterion of 5dB(A) above the existing

background noise level after the addition of the 5dB(A) penalty to reflect tonal, discrete or impact noise as advised in BS4142.

The monitored noise levels are to be “free field” carried out at a height of 1.2m to 1.5m above the ground level and presented as a Laeq, 1hour value.

In the event that the WPA considers such a complaint is justified in accordance with BS4142 the submitted survey shall include further measures to mitigate the noise impact so as to ensure compliance with the noise criterion. These measures shall be implemented within 1 month of the submission of the survey in accordance with the approved details.

Reason: To safeguard the amenity of nearby residents and in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Litter

23. Any litter from the site which is deposited on adjacent land shall be removed and returned to the site to the satisfaction of the WPA.

Reason: To safeguard the amenities of nearby residents and in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Dust

24. The measures to be employed to ensure that dust emissions from the site are minimised shall be carried out in accordance with the following as submitted under cover of a letter dated 29 May 2004:

- a) use of a hose and sprinkler system in the Working Area A (operating area) and along the through road in Area B (skip storage);
- b) a water bowser will be towed around the yard and along the roads during hotter/drier conditions;
- c) a contracted road-sweeping vehicle will visit the site on a weekly basis, or increased frequency should conditions require;
- d) potentially dusty loads will be taken directly to a suitable disposal site; and
- e) additionally, upon the request of the WPA the temporary cessation of waste importation, recycling operations, loading of materials and vehicle movements.

The above measures shall be maintained in working order and implemented throughout the life of the development.

Reason: To safeguard the amenities of nearby residents and in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

Odour and Air Quality

25. No material shall be stored within the main transfer bay for any longer than four days, and any tree/shrub/plant waste imported to the site shall be processed / removed off site within a period of two weeks from the date of importation.

Reason: To safeguard the amenities of the area and to ensure the satisfactory working of the site in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

26. Only inert waste shall be stored in the westernmost waste storage bay hereby permitted.

Reason: To safeguard the amenities of the area and to accord with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

27. There shall be no burning of materials on the site.

Reason: To safeguard the amenities of the area and to accord with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.