

RECOMMENDED PLANNING CONDITIONS

1. The approved development is for the retention of the building shown on the Site Plan (Drawing No: J1472 009 titled Proposed Recycling Centre: Phase 2 Plans and Elevations) and Elevation Plan: Drawing No [1] DRG PROJ N titled Proposed Building for J. Allsopp dated 26 September 2019 both received by the Waste Planning Authority (WPA) on 30 September 2020, to be used as set out in the submitted application and supporting information, unless otherwise required by other conditions of this permission.

Reason For the avoidance of doubt as to the development permitted.

2. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

- (a) The Location Plan received by the WPA on 21 September 2020.
- (b) Site plan: Drawing No: J1472 009 titled Proposed Recycling Centre: Phase 2 Plans and Elevations received by the WPA on 30 September 2020.
- (c) Elevation Plan: Drawing No [1] DRG PROJ N titled Proposed Building for J. Allsopp dated 26 September 2019 and received by the WPA on 30 September 2020.
- (d) Flood risk assessment: ref LMX369/FRA/Rev A, dated 22 April 2021, compiled by Lumax, received by the WPA on 5 May 2021.

Reason: For the avoidance of doubt as to the development that is permitted.

3. The steel end of life vehicle de-pollution facility hereby permitted shall be used as the sole facility for the decommissioning of end of life vehicles and storage of hazardous fluids associated with the wider development on the site other than with the express permission of the WPA.

For the avoidance of doubt, the location of the former end of life vehicle facility shall cease to be used for operation of decommissioning end of life vehicles and storage of hazardous fluids.

Reason For the avoidance of doubt as to the development permitted.

4. 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 banded construction. The size of the banded compound or banded 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 surface and groundwater quality in the area in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan

5. The development shall be carried out in accordance with the submitted flood risk assessment (ref LMX369/FRA/Rev A, dated 22 April 2021, compiled by Lumax, received by the WPA on 5 May 2021) and the following mitigation measures:
 - (a) Less Vulnerable uses shall have a finished floor level no lower than 21.34m AOD.
 - (b) The platform "bund" shall have a finished floor level no lower than 21.73m AOD.
 - (c) The top of the "drums" containing the hazardous materials shall be set no lower than 22.62m AOD.
 - (d) The "drums" shall be restrained by being strapped securely to the structure of the building.
 - (e) The implementation of flood contingency plan and evacuation procedures, as detailed within sections 3.34-3.37.

These mitigation measures shall be fully implemented within one month of the date of the permission and thereafter retained and maintained throughout the lifetime of the development.

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

6. In the event that the use of the site for the importation of waste should cease for a period in excess of one month then, within one week 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.