

RECOMMENDED PLANNING CONDITIONS

Commencement /notification

1. The development hereby permitted shall be commenced before the expiration of 3 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 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 24th March 2014.
- b) Drawing No.5326/SK03 'Location Plan', dated November 2013 and received by the WPA on 7th January 2014.
- c) Drawing No.5327 02 P6, 'Site Plan', dated 12th March 2015 and received by the WPA on 12th March 2015.
- d) Drawing No.5327 03 P3, 'Elevations', dated 25th June 2014 and received by the WPA on 31st October 2014.
- e) Drawing No.5327 04 P3 'Site Sections', dated 25th June 2014 and received by the WPA on 31st October 2014.
- f) Drawing No.5327 D01 P2, 'Drainage Strategy', dated 25th June 2014 and received by the WPA on 31st October 2014.

- g) Drawing No. 168-P_01, 'Landscape Layout', dated 18th August 2014 and received by the WPA on 31st October 2014.
- h) Planning Statement Rev A, dated November 2014 and received by the WPA on 2nd December 2014.
- i) Assessment of Environmental Noise, by IEC, dated 12th November 2014 and received by the WPA on 12th November 2014.
- j) Assessment of Environmental Dust/Air Quality by IEC, dated 29th November 2013 and received by the WPA on 7th January 2014.
- k) Transport Assessment Rev B by Lanmor Consulting, dated August 2014 and received by the WPA on 14th August 2014.
- l) Extended Phase 1 Habitat Survey, by JP Ecology, dated 10th February 2014 and received by the WPA on 24th March 2014.
- m) Protected Species Survey, by JP Ecology, dated 29th July 2014 and received by the WPA on 29th July 2014.
- n) Phase 1 Desk Study and Phase 2 Site Investigation report by agb Environmental Ltd, dated 13th March 2014 and received by the WPA on 24th March 2014.
- o) Flood Risk Assessment and GroundSure Report received by the WPA on 7th January 2014.
- p) Photographic Survey and Photomontages by AREA, dated August 2014 and received by the WPA on 27th August 2014.
- q) Heritage Impact Assessment by AREA, dated 19th January 2015 and received by the WPA on 19th January 2015.

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

Drainage and surfacing

- 5. No development hereby permitted shall take place until final details for the provision of surface and foul water drainage works have been submitted to and approved in writing by the WPA. The foul and surface water drainage works and the impervious concrete surfacing shall be fully implemented in accordance the approved details prior to the first operation of the MRF.

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

Ecology

- 6. Operations that involve the removal and destruction of vegetation, including any stripping of grassland, shall not be undertaken during the months of March to August inclusive except with the prior written approval of the WPA which shall only follow the submission of a report to the WPA confirming 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, and provides for a further check immediately prior to the vegetation being removed following the WPA's approval in writing.

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).

Floodlighting

7. Prior to the development commencing full details of the design, specification, positioning and operating periods of any external floodlighting units shall be submitted to the WPA for approval in writing. The information to be submitted shall include details of shielding to minimise light spillage or the likelihood of nuisance to adjoining properties. Only the approved lighting shall thereafter be installed and such lighting shall be maintained in accordance with the approved details. No further external lighting shall be installed without the prior written consent of the WPA. In addition the floodlighting shall only be operated during the permitted hours of operation.

Reason: To protect residential amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1- Waste Core Strategy.

Construction management

8. Prior to the commencement of development, details of the method of working during the construction phase, in the form of an environmental management plan shall be submitted to and approved in writing by the WPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the WPA. The details shall specify the following:
 - a) The number, size (including height) and location of all contractors' temporary buildings;
 - b) measures for the control of noise, vibration and dust emissions (including mitigation measures in the event of a complaint);
 - c) a scheme for the treatment of surplus soils stored on site.

Reason: In order to minimise disturbance due to construction operations and in the interest of amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1- Waste Core Strategy.

9. Unless in the event of an emergency when life, limb or property is in danger, no construction work shall be carried out, no deliveries to/from the site, or associated plant operated other than between the following hours:

§ 07.30hrs to 18.00 hrs Monday to Friday;

§ 08.00 hrs to 13.00 hrs Saturdays;

§ There shall be no construction work undertaken on Sundays, Public or Bank Holidays.

Reason: In order to minimise disturbance due to construction operations and in the interest of amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1- Waste Core Strategy.

10. No development shall commence until a method statement detailing the working arrangements for a watching brief for possible contamination has been submitted to and approved in writing by the WPA. During construction works the approved watching brief shall be maintained for the possible presence of asbestos or any other materials with visual and/or odorous signs of contamination. If during construction works any such material is encountered then no further development or disturbance to such materials shall take place until details of how the contamination shall be dealt with has been first agreed in writing by the WPA, including where applicable, the dampening, isolation, stockpiling, testing and removal off site of such materials by suitably licensed contractors.

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

Materials

11. Prior to their use on site the final colour(s) of the cladding materials to be used in the construction of the external surfaces of the MRF building hereby permitted shall have been submitted to and approved in writing by the WPA. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of providing a high quality design in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Landscaping

12. Within 1 month of the commencement of the development hereby permitted as notified under condition 2 above a scheme for the provision of landscape/screening along the north-western and north-eastern (in part) boundary shall be submitted to the WPA for its approval in writing. The scheme shall broadly accord with that shown on drawing 168-P_01 but shall include:

- a) Details of a 1.5m high landscaped bund along the north-western boundary and verification that the soils to be used in the formation of the bund are suitable for planting and free from contamination;
- b) Planting proposals showing numbers, species, density of planting, positions and sizes of all trees and shrubs to be planted, which shall be of native genetic origin;
- c) A timetable for the implementation of the landscape works;
- d) An ongoing maintenance schedule, following completion of the planting.

The approved landscaping works shall be carried out in accordance with the timetable approved under c) above or as agreed in writing by the WPA and shall thereafter be maintained in accordance with the approved details for the operational life of the development. Any trees or shrubs that die, are removed or, in the opinion of the WPA, become seriously damaged or diseased, shall be replaced in the first available planting season with specimens similar to those originally approved.

Reason: To screen views of the building from the open countryside and to limit harm to the setting of All Saints Church in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Site capacity/throughput

13. The maximum amount of waste material accepted at the site shall not exceed 60,000 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

14. Only dry recyclable and inert wastes shall be accepted for processing at the site. 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

15. The number of HGVs entering the site shall not exceed 132 vehicles per week. A written record shall be kept by the site operator of the number of waste vehicles entering 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

16. The existing open fronted building in the south east corner of the site shall only be used for storage associated with the main use of the site as a MRF. No processing shall take place within this building.

Reason: In the interests of residential amenity and to minimise potential over intensive use for the site in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy

17. The storage of waste materials shall be restricted solely to within the MRF building and in the existing open fronted storage building. No external storage of waste is permitted and the parking spaces as marked on drawing No.5327 02 P6, 'Site Plan' shall be kept clear of obstructions and made available for this purpose at all times. In addition materials likely to rise on the wind shall be baled or otherwise appropriately stored within the open fronted building. Any waste materials escaping from these areas shall be promptly captured and returned.

Reason: To ensure there would be no unacceptable amenity or environmental impacts and to provide adequate parking provision in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan: Part 1- The Waste Core Strategy.

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 18.00 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: In the interests of the amenity of nearby residential occupiers and 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.

Controls on noise

20. The MRF hereby approved shall not be first brought into operation unless it has been constructed with the following acoustical qualities:
- (i) The building roof and walls shall be insulated to achieve a minimum Sound Reduction Index of $R_w=45\text{dB}$.
 - (ii) Ventilation louvres in the roof shall be acoustically attenuated to achieve sound reduction equal to or greater than the data provided in Table 5.3 of the noise assessment report under condition 4(i).
 - (iii) Fast acting roller shutter doors for vehicular access shall be acoustically insulated to achieve a minimum Sound Reduction Index $R_w=25\text{dB}$. The doors shall remain shut at all times, other than to allow passage of waste delivery/collection vehicles into/out of the building for loading/unloading.

Reason: In the interests of the amenity of nearby residential occupiers and 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.

21. Prior to the commencement of the development hereby approved design and technical details of the acoustic barriers to be constructed along southern and northern boundaries in the locations shown on drawing No.02 Rev P6 shall be first submitted to the WPA for its written approval. The barriers shall thereafter be installed prior to operations commencing and maintained for the operational life of the development.

Reason: In the interests of the amenity of nearby residential occupiers and 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.

22. Noise levels emitted from the permitted operations, when measured at the nearest residential receptors, shall not exceed the background noise level by more than 10dB ($L_{90} +10\text{dB}$) after the addition of a penalty for tonality/impulsive noise when assessed in accordance with BS4142.

Reason: In the interests of the amenity of nearby residential occupiers and 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. No external processing shall take place and all such processing shall only take place within the MRF building hereby approved. For the avoidance of doubt, no processing is permitted within the existing open fronted building.

Reason: In the interests of the amenity of nearby residential occupiers and 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.

24. All plant, machinery and vehicles with the exception of delivery/collection vehicles not under the direct control of the applicant used on the site shall incorporate broadband reversing alarms maintained in accordance with the manufacturers' recommendations and specifications. In addition all plant and mobile plant under the operators control shall be fitted with silencers where appropriate and be maintained in accordance with the manufacturers' specifications.

Reason: In the interests of the amenity of nearby residential occupiers and 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.

25. In the event of a noise complaint being received by the WPA which in the considered opinion of the WPA may be justified, the applicant shall within 30 days of a written request from the WPA carry out and submit a BS4142 noise impact assessment for its written approval. Should this assessment demonstrate that noise complaints are justified, additional noise mitigation measures shall be introduced to comply with requirements of condition 22, the details of such and timescales for implementation having been previously agreed in writing by the WPA.

Reason: In the interests of the amenity of nearby residential occupiers and 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.

Controls on dust

26. All operations hereby permitted shall be carried out in a manner so as to minimise the emission of dust from the site. Such measures shall include, but are not necessarily restricted to, the following:
- The installation of fast acting roller shutter doors to the MRF building, which shall thereafter be maintained in good working order at all times.
 - The regular cleaning and sweeping of external and internal areas.
 - Minimal drop heights when handling materials.
 - The use of water suppression equipment (e.g water bowsers or sprays) on external surfaces and maintenance of such equipment on site together with a ready supply of clean water.
 - Use of wheel and tyre cleaning equipment at the point of vehicles leaving the site.
 - Delivery of appropriate staff training on the use of such equipment and of good practice in site management.
 - The sheeting or enclosure of all vehicles carrying waste either to or from the site with the exception of any compacted baled loads.

In the event that these measures prove inadequate, then within one week of a written request from the WPA additional steps or measures in order to prevent the release of dust emissions from the site shall be submitted to the WPA for its approval in writing by the WPA. The approved scheme shall thereafter be implemented.

Reason: To minimise potential dust affecting nearby residential occupiers and to accord with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

Controls on odour

27. Steps shall be taken to prevent the emission of malodours associated with the operation of the development hereby permitted, including but not necessarily restricted to, the following:

- Inspection of loads to ensure no putrescible or potentially odorous waste is received at the site.
- In the event that an incoming load containing any putrescible or potentially odorous waste is deposited then steps shall be taken to immediately remove such waste from the site and if not possible it shall be placed into a sealed airtight storage container/skip. This waste shall thereafter be removed from the site within 48 hours of its delivery.
- The regular throughput of waste
- Use of a dust/odour suppression/misting system installed within the building.
- Appropriate staff training and instructions to maintain high standards of house-keeping and the making of appropriate site checks and keeping of records.
- No waste or other materials on site shall be burnt or otherwise incinerated.

In the event that these measures prove inadequate, then within one week of a written request from the WPA additional steps or measures in order to prevent the release of odours from the site shall be submitted to the WPA for its approval in writing by the WPA. The approved scheme shall thereafter be implemented.

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

Closure of the site

28. 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 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

- (a) The development will, in order to operate, require a new or revised Environmental Permit under the Environmental Permitting Regulations from the Environment Agency.
- (b) Pursuant to condition 5, the surface water drainage scheme shall be designed so to ensure that only unpolluted surface water is discharged to soakaway and it can be demonstrated that it would be capable of controlling discharge rates no greater than existing annual volumes and/or peak run-off rates.
- (c) The schedule of conditions should be read alongside the requirements of the lorry routeing agreement forming part of the Section 106 agreement. All HGVs destined for or originating from the site shall abide by the route set out therein.
- (d) The adjacent paddock/grassland forming part of the application site, if left unmanaged has potential to provide suitable habitat for reptiles, which are protected from intentional killing by the Wildlife and Countryside Act 1981 (as amended). It is therefore recommended that grazing or mowing should continue prior to any site stripping as part of the commencement of the development.
- (e) The comments of the County Council's Nature Conservation Officer indicate that there are opportunities to provide bird and bat boxes on the new building.
- (f) With regards to condition 12 (landscaping) it is advised that the final choice of the woodland planting mix is to be agreed with the WPA. In order that the screening effect of this planting be accelerated, it is recommended that a greater mix of nursery stock including a mix of feathered trees as well as transplants be selected, along with suitable nurse species for oak.