

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.

2. The Minerals and Waste Planning Authority (MWPA) shall be notified in writing of at least 7 days but not more than 14 days prior to the commencement of the development hereby permitted and then subsequently the date of commencement of waste importation to the site at least 7 days, but not more than 14 days prior to waste being brought to the site.

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

3. From the commencement of the development to its completion, a copy of this permission and the approved plans/mitigation strategies shall always be available at the site offices for inspection.

Reason: To enable the Local Planning Authority to monitor compliance with the conditions of the planning permission.

Schedule of approved plans

4. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:
 - a. Drawing No. Figure 1: Site Location Plan – Harworth No. 2 Tip received by the MWPA on 12th December 2018.
 - b. Drawing No. Figure 2: Application Plan – Harworth No. 2 Tip received by the MWPA on 12th December 2018.
 - c. Drawing No. Figure 3: Vehicle Routeing Plan – Harworth No. 2 Tip received by the MWPA on 12th December 2018.
 - d. Drawing No. Figure 4: Phasing/Site Establishment – Harworth No. 2 Tip received by the MWPA on 12th December 2018.
 - e. Drawing No. Figure 5a: End of Phase 1, Progressive Restoration – Harworth No. 2 Tip received by the MWPA on 11th March 2020.
 - f. Drawing No. Figure 6a: End of Phase 2, Progressive Restoration – Harworth No. 2 Tip received by the MWPA on 11th March 2020.

- g. Drawing No. Figure 7a: Alternative Restoration Scheme – Harworth No. 2
Tip received by the MWPA on 11th March 2020.

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

Initial Site Preparation Works

5. Prior to the commencement of the development, as notified under Condition 2 details of the site preparation works in shall be submitted to the MWPA and approved in writing. The details shall incorporate:
- a. The making good of the existing site access off Blyth Road.
 - b. The installation of a security office (portacabin) adjacent to the site access point.
 - c. The widening of the internal concrete road to provide passing places.
 - d. The installation of a weighbridge, wheel wash and arrangements for road sweeping.
 - e. The installation of a welfare office (portacabin), staff parking and turning area formed on a concrete pad.
 - f. Other works reasonably required to support the colliery restoration activities.

The site preparation works shall thereafter be installed prior to the commencement of waste importation, or an alternative timetable agreed in writing by the MWPA.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

6. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by, the MWPA. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall provide details and set the overall strategies for:
- a. Facilities for the loading and unloading of plant and materials;
 - b. Storage of plant and materials used in undertaking the restoration of the site;
 - c. Temporary means of enclosure and demarcation of the site operational boundaries including a timetable for the erection and retention of the means of enclosure linked to the phasing of the restoration works. The means of enclosure shall thereafter be erected and retained in accordance with the agreed timetable;
 - d. Arrangements for the management of surface water run-off, including details of the construction of a surface water attenuation pond in the south east corner of the site and improvement to surface water drainage system within site;
 - e. The storage of fuel and chemicals;
 - f. The control of temporary lighting;

- g. Measures for the protection of retained trees, hedgerows and watercourses;
- h. Appropriate controls for the storage of hazardous materials and fuel storage and filling areas

Reason: To ensure appropriate protection of the environment and mitigate adverse impacts caused by the construction of colliery tip restoration works reflecting the scale and nature of development proposed and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM1.

Duration of Development

- 7. The importation of inert waste for the re-engineering of the former colliery spoil tip shall cease within 14 years of date of commencement, as notified under condition 2 above. Following the completion of inert waste importation, the site shall be restored in accordance with the landform and contours specified on Drawing No. Drawing No. Figure 7a: Alternative Restoration Scheme within 12 months.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

Phasing

- 8. Site restoration works shall progress sequentially in accordance with the set of drawings Numbered Figure 5a-6a-7a. The MWPA shall be notified in writing of the date of completion of the importation of inert material into onto the site and its grading to the final approved landform within any phase at least seven days, but not more than 14 days, following the completion of these works.

Reason: To ensure the phased extraction and restoration of the site in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

- 9. A topographical survey of the site shall be submitted to the MWPA by 31 December each year following the commencement of the planning permission as notified under condition 2 above. The survey shall identify areas of the site which have not been restored, those parts of the site currently being restored and those areas where restoration works are complete.

Reason: To monitor the phased restoration of the site in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

Restoration materials

- 10. Only uncontaminated soils, clays and soil making materials (uncontaminated inert waste such as concrete, hardcore and other similar demolition waste) which are fit for the purpose of restoring the site to an amenity/biodiversity afteruse shall be imported into the site. If, in the opinion of the MWPA, 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 MWPA, detailed chemical analyses of samples of the materials imported onto the site shall be undertaken and submitted to the MWPA 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 MWPA:

- (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 it shall be removed from the site within two weeks of notification from the MWPA, 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 M3.8 of the Nottinghamshire Minerals Local Plan and Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Working Hours

11. Except in emergencies, which are to be notified to the MWPA within 48 hours of their occurrence, or with the prior written agreement of the MWPA, site restoration works which utilise the operation of machinery within the site and the movement of heavy goods vehicles entering and leaving the site shall not take place except within the hours specified below:

- Monday – Friday: 7:00 am – 7:00 pm
- Saturday: 7:00 am – 1:00 pm
- Sundays Bank and Public Holidays: No working

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Highways and Access

12. All loaded HGVs entering or leaving the site shall be sheeted.

Reason: In the interest of highway safety and to ensure compliance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

13. The wheel cleaning facilities installed in accordance with details approved under Condition 4 shall be installed prior to the installation of waste to the site and thereafter shall be maintained in an effective state for the duration of the consent. The operator shall ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried on to the public highway, these measures shall include the regular sweeping and cleaning of on-site vehicle circulation and manoeuvring areas and ensuring that all delivery vehicles that leave the site use the wheel cleaning facility prior to entering the public highway. In the event that these measures prove inadequate, then within one month of a written request the operator shall submit a scheme in writing to the MWPA setting out a scheme of additional steps or measures that can be taken in order to prevent the deposit of materials upon the public highway, these supplementary measures shall be implemented upon their written approval.

Reason: In the interest of highway safety and to ensure compliance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

14. Measures shall be employed to ensure that detritus material from the site is not deposited on the public highway. These measures shall include the regular sweeping and cleaning of on-site vehicle circulation and manoeuvring areas during the operational phase. In the event that these measures prove inadequate, then within one month of a written request from the WPA additional steps or measures shall be taken in order to prevent the deposit of materials upon the public highway the details of which shall have previously been submitted to, and if applicable, agreed in writing by the WPA.

Reason: To prevent mud and other deleterious material contaminating the public highway and to accord with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

15. Prior to the importation of waste materials onto the site for restoration purposes, details of a signage scheme to inform all HGVs depart the site by turning right onto Blyth Road shall be submitted to the MWPA and approved in writing. The signs shall be erected prior to the commencement of waste importation and thereafter retained for the life of the development.

Reason: To protect communities from disturbance from delivery traffic and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM9 and Nottinghamshire and Nottingham Waste Local Plan Policy W3.15.

16. The number of HGV movements in connection with the development hereby permitted shall not exceed a maximum of 220 two-way movements per day (110 HGVs entering the site and 110 HGVs leaving the site). The operator shall keep records of all HGV movements and such records shall be supplied to the MWPA within two weeks of a request for such records being made.

Reason: To enable the MWPA to control the development and minimise its impacts on the amenities of the local area and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM9 and Nottinghamshire and Nottingham Waste Local Plan Policy W3.14.

17. Prior to importation of waste materials onto the site for restoration purposes, visibility splays shall be provided in both directions on Blyth Road measuring 4.5m x 215m in both direction from the site access. The area within the visibility splays shall be kept free of all obstructions, structures or erections exceeding 0.26 m above carriageway level for the duration of the development hereby permitted.

Reason: In the interest of highway safety and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM9 and Nottinghamshire and Nottingham Waste Local Plan Policy W3.14.

18. The site access shall be improved in accordance with details previously submitted to and approved by the MWPA prior to the importation of waste materials onto the site for restoration purposes. The specification of the site access road shall include a haul route that is metalled in a bound material (not loose gravel) for a minimum distance of 20m from Blyth Road and that is drained to prevent the unregulated discharge of surface water onto the public highway.

Reason: In the interest of highway safety and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM9 and Nottinghamshire and Nottingham Waste Local Plan Policy W3.14.

19. Any gates shall be set back a minimum distance of 20m from Blyth Road and shall be hung so not to open outwards.

Reason: In the interest of highway safety and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM9 and Nottinghamshire and Nottingham Waste Local Plan Policy W3.14.

Protection of the A1(M) Motorway

20. No part of the development hereby permitted shall commence until details of all surface water drainage matters have been submitted to and approved in writing by the MWPA in consultation with Highways England. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the A1(M) motorway continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, in the interests of road safety.

21. No part of the development hereby permitted shall commence until details of the boundary treatment adjacent to the A1(M) motorway boundary have been submitted to and approved in writing by the MWPA in consultation with Highways

England. The approved boundary treatment shall thereafter be constructed in accordance with the approved plans and maintained in perpetuity.

Reason: To ensure that the A1(M) motorway continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, in the interests of road safety.

Permissive Right of Way

22. Prior to the commencement of waste importation onto the site, there shall be submitted to, and approved in writing by the MWPA a plan and specifications/timetabling for the provision of a permissive path providing access of Blyth Road to the highest point of the site and a circular route connecting to the existing track leading down to Styrrup Lane. The permissive path shall be installed in accordance with the agreed timetable and thereafter public access shall be made available on the pathway throughout the restoration and aftercare periods of the site.

Reason: To encourage public access onto the site as far as practically and safely possible during the restoration of the site, in accordance with the objectives of Nottinghamshire Minerals Local Plan Policy DM7.

Site Drainage and Protection of Groundwater

23. Prior to the importation of waste to the site, a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the MWPA. The scheme to be submitted shall demonstrate:
- a. The utilisation of holding sustainable drainage techniques;
 - b. The limitation of surface water run-off to equivalent greenfield rates;
 - c. The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and
 - d. Responsibility for the future maintenance of drainage features.

The approved scheme shall subsequently be implemented in accordance with the approved details and maintained throughout the operational life of the site.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM2.

24. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound 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 their aggregate storage capacity, whichever is the greater. All filling points, vents, and sight

glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason: To prevent pollution of the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy DM2.

Ecology

25. Prior to the importation of waste materials onto the site for restoration purposes, a scheme for the protection and management of the retained landscaping and vegetation where tipping operations are not proposed to be undertaken shall be submitted to the MWPA and approved in writing. The management scheme should cover the management prescriptions outlined in section 9.4 of the ES Volume 1 document and section 1.7 of the Technical Appendix B (Ecology and Nature Conservation) report and should include arrangements for removing non-native or invasive vegetation, undertaking appropriate thinning and replacement with locally appropriate native species, the translocation of the surface material around the colony of orchids and provide compensatory habitat for habitats impacted by restoration activity, particularly open grassland habitats used by overwintering and ground nesting birds. The retained habitat protection and management scheme shall thereafter be implemented in accordance with the approved scheme and maintained throughout the operational life of the site and the subsequent ten-year period of aftercare following the completion of restoration operations.

Reason: To ensure that established habitats which are not disturbed by site restoration works are retained and managed to maximise their ecological and visual screening importance and thus ensure compliance with Nottinghamshire Minerals Local Plan Policies DM1 and DM4.

26. Site clearance/preparation operations that involve the felling, clearing or removal of vegetation or disturbance of bare ground shall not be undertaken during the months of March to August inclusive unless otherwise agreed in writing by the MWPA following the submission of a report detailing survey work for nesting birds carried out by a suitably qualified ecologist.

Reason: In the interests of safeguarding nesting birds and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan

27. Prior to any vegetation clearance within any phase of the development a walk-over survey shall be carried out by an appropriately qualified ecologist to ensure that no badger setts have become established within the working area, or the areas are populated by woodlark. The results of the walk-over survey shall be submitted in writing to the MWPA. If badgers or woodlark are present, a working design, method and timetable to mitigate any undue adverse effects on these species shall be submitted to the MWPA for approval in writing. The mitigation measures shall be implemented as approved.

Reason: In the interests of safeguarding badgers and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan

28. Prior to any vegetation clearance within any phase of the development a survey shall be carried out by an appropriately qualified ecologist to ensure that reptiles have not become established within the working area. The results of the survey shall be submitted in writing to the MWPA. If reptiles are present, a working design, method and timetable to mitigate any undue adverse effects on these species shall be submitted to the MWPA for approval in writing. The mitigation measures shall be implemented as approved.

Reason: In the interests of safeguarding reptiles and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan.

29. No works shall be undertaken to the drainage ponds until a method statement to mitigate against impacts on amphibians has been submitted to and agreed in writing by the MWPA. Works to the drainage ponds shall thereafter be carried out in compliance with the approved scheme. Any amphibians encountered during the operational life of the quarry shall be removed carefully by hand and moved to a safe location.

Reason: In the interests of safeguarding amphibians and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan

Noise

30. The noise level attributable to normal operations at the site shall not exceed the noise levels stated in the table below, when measured free-field within the curtilage of residential properties at any of the stated locations.

Location	Site Noise Limit at Residential Dwelling dB LAeq,1h (free-field)
NSR01 – Pagdin Drive	55
NSR02 – Steer Bank Farm	55
NSR03 – Steerbank	55
NSR04 – Elm Cottage	55
NSR05 – Kirk View	55
NSR06 – Harworth Avenue	55
NSR07 – Blyth Road	55
NSR08 – Harworth House	52

The operator shall carry out routine noise monitoring every 6 months to verify compliance with the above noise limits in accordance with a noise compliance monitoring scheme which should be submitted to the MWPA and agreed in writing with the MWPA prior to the importation of waste materials into the site. The results of the noise survey shall be submitted to the MWPA within a written report for approval in writing within 28 days of each survey being carried out. In the event that compliance with noise criteria is not achieved the report shall

identify further noise attenuation measures to mitigate noise emissions. These additional noise mitigation measures shall be implemented following their written approval by the MWPA.

Reason: To minimise noise impacts arising from the operation of the site and to protect the amenity of nearby residential properties in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

31. In the event of a justifiable noise complaint being received by the MWPA, the operator shall, within a period of 30 days of a written request submit a noise assessment to the MWPA 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 MWPA.

Reason: To minimise noise impacts arising from the operation of the site and to protect the amenity of nearby residential properties in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

32. All vehicles under the operators control shall employ broadband reverse alarms.

Reason: To minimise noise impacts arising from the operation of the site and to protect the amenity of nearby residential properties in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Dust

33. Measures shall be taken to minimise the generation of dust from operations at the site. These shall include, but not necessarily be limited to any or all of the following steps as appropriate:
- a. The use of water bowsers to dampen haul roads, stockpiles and other operational areas of the site;
 - b. The sweeping of access and haul roads where necessary;
 - c. The minimisation of drop heights during loading and unloading of inert waste and other restoration material;
 - d. Limiting on-site vehicle speeds;
 - e. Upon request of the MWPA, the temporary suspension of waste deposit and soil movements during periods of unfavourably dry or windy weather conditions.

Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan and Policy W3.10 of the Nottinghamshire and Nottingham Waste Plan.

Stockpile Heights

34. Stockpiles of any restoration materials shall not be permitted to exceed 5m in height.

Reason: In the interest of visual amenity and to ensure compliance Policy DM1 of the Nottinghamshire Minerals Local Plan and Policies W3.3 and W3.10 of the Nottinghamshire and Nottingham Waste Plan.

Floodlighting

35. No floodlighting or security lighting shall be used on site except in accordance with details including hours of illumination which shall have previously been submitted to and approved in writing by the MWPA.

Reason: To minimise the visual intrusion of the development in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and to ensure the floodlighting does not adversely impact sensitive ecology on adjacent land.

Soil Replacement

36. The MWPA shall be notified in writing at least 5 working days before each of the following:
- overburden has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out, and
 - when subsoil has been prepared ready for topsoil replacement to allow inspection of the area before further restoration of this part is carried out, and
 - on completion of topsoil replacement to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

37. Subsoils shall only be replaced when the ground on which they are to be placed is in a dry and friable condition and no movements, re-spreading, levelling, ripping or loosening of subsoil or topsoil shall occur when it is raining, or when there are pools of water on the surface of the storage mound or receiving area.

Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

38. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced subsoil, or topsoil except where essential and unavoidable for purposes of carrying out ripping and stone picking or beneficially treating such areas. Only low ground pressure machines shall work on prepared ground.

Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

39. Any rock, boulder or larger stone greater than 200mm in any dimension shall be removed from the sub soil before topsoil is laid. Materials that are removed shall be disposed of off-site or buried at a depth not less than 2 metres below the final contours.

Reason: To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

40. Topsoil shall be evenly re-spread to achieve at least a minimum of 300mm settled depth any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

Reason: To ensure proper restoration of the site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Restoration

41. The phased restoration plan and landscaping scheme for the total application site shall be carried out in accordance with Drawing No. Figure 7a: Alternative Restoration Scheme – Harworth No. 2 Tip received by the MWPA on 11th March 2020. The implementation of the restoration and landscaping scheme shall be carried out progressively in general compliance with the arrangements shown on Drawing nos. Figure 5a: End of Phase 1 and Figure 6a: End of Phase 2. The backfilled material shall be levelled and graded in accordance with the restoration contours.

Reason: To ensure proper restoration and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

42. Within two years of the commencement of waste importation to the site, the operator shall submit to the MWPA criteria limits for the chemistry and composition of any soils used within the final 300mm top layer of the restored site to ensure that they have an appropriate chemistry to promote the establishment of the future habitat of the restored site. Thereafter, all soils placed within 300mm of the final 300mm top layer of the restored site shall be sampled and only soils which a compliant with the approved criteria limits shall be utilised. Soil sampling

results shall be provided in writing to the MWPA within 14 days of a written request.

Reason: To ensure the successful establishment of habitats following the restoration of the site and ensure that the biodiversity benefits of the site are maximised through its restoration, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan

43. At the completion of each phase of restoration the operator shall meet on site with representatives of the MWPA, and other parties with an interest in the land. The purpose of the meeting shall be to agree that the replacement material conforms generally with the landform and levels as set out in the agreed restoration plan.

Reason: To ensure proper restoration and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Aftercare

44. Following restoration the site shall undergo aftercare management for a ten year period

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

45. Prior to any area being entered into aftercare the extent of the area and its date of entry into aftercare shall be agreed in writing with the MWPA, the aftercare period shall run from the agreed date.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

46. An aftercare scheme and strategy shall be submitted for the written approval of the MPA no later than 3 months before the spreading soil commences within each phase. The strategy shall outline the steps to be taken, the period during which they are taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to a satisfactory condition. The aftercare scheme shall include but not be restricted to details of the following:

- a. cultivations and seed mixes which shall utilise native species and shall be of local origins;
- b. the planting of a native-species hedgerow on at least one side of the agricultural access track that crosses the northern part of the site;
- c. the creation of a cluster of small off-line ponds at the southern end of the site;
- d. the creation of habitat suitable for ground nesting birds.
- e. details of tree guards used to protect new trees and shrubs which should be biodegradable rather than plastic;
- f. Arrangements for a network of permissive paths on the restored site.
- g. weed control;
- h. soil analysis;

- i. keeping of records and an annual review of performance and proposed operations for the coming year, to be submitted to the MPA between 31 March and 31 May each year;
- j. drainage amendments;
- k. subsoiling and underdrainage proposals;
- l. management practices such as the cutting of vegetation;
- m. tree protection;
- n. remedial treatments;
- o. irrigation; and
- p. fencing.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

47. Site management meetings shall be held with the MPA each year to assess and review the detailed annual programmes of aftercare operations referred to in Condition 46 above, having regard to the condition of the land; progress in its rehabilitation and necessary maintenance.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

48. The aftercare programme shall be implemented in accordance with the details approved under Condition 46 above, as amended following the annual site meeting referred to in Condition 47 above.

Reason: To provide for aftercare of the restored site, in accordance with Policy M4.10 of the Nottinghamshire Minerals Local Plan.

Cessation of Workings

49. Should, for any reason the receipt or deposit of inert waste in connection with the restoration of the application site cease for a period in excess of 6 months which in the reasonable opinion of the MWPA constitutes a permanent cessation of the restoration works, then within three months of the receipt of a written request from the MWPA, a revised scheme for the restoration of the site shall be submitted to the MWPA. Such a scheme shall include a schedule of timings, final contours, provision of soiling, sowing of grass, planting of trees and shrubs, drainage and fencing in a similar manner to that submitted with the application and modified by these conditions. The revised restoration scheme shall be implemented within 12 months of its approval by the MWPA, and shall be subject to the aftercare provisions of Conditions 46-48 above.

Reason: To achieve a satisfactory restoration of the site in the event of premature closure of the site.

Informatives/notes to applicants

1. The development will require works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake these works the applicant will need the formal legal agreement of the Highway Authority. The Applicant is therefore required to contact the County Council (tel. 0300 500 80 80) to arrange for these works to be carried out.
2. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (0800 707 6600).
3. Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).