

RECOMMENDED PLANNING CONDITIONS

Commencement /notification

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 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 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) Completed planning application forms and certificates received by the WPA on 15th December 2016.
 - b) Environmental Statement by EMS dated 12/12/16 and Supporting Planning Statement received by the WPA on 15th December 2016.
 - c) Location Plan (A4) received by the WPA on 15th December 2016.
 - d) Drawing Ref 2008915-DWG01-v1.2 'Site Plan c/w Proposed Tank Farm' dated and received by the WPA on 27th January 2017.
 - e) Noise Impact Assessment (NoiseAccess Ltd) dated December 2016 and received by the WPA on 15th December 2016.
 - f) Phase 1 and 2 Site Investigation Report (Ecus Ltd) dated November 2016 and received by the WPA on 15th December 2016.
 - g) Heritage Statement (Ecus Ltd) dated October 2016 and received by the WPA on 15th December 2016.

- h) Drawing titled 'Eurotech Newark Drainage Plan' dated 02.11.16 and received by the WPA on 15th December 2016.
- i) Drainage inspection report (Sub Group Ltd) dated 21/10/16 and received by the WPA on 15th December 2016.
- j) Odour Management Plan (amec foster wheeler) dated November 2016 and received by the WPA on 15th December 2016.

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

Design details

- 5. Prior to their erection/installation, final details and specifications of the external silos shall be submitted to the WPA for its written approval. Such details shall include their dimensions, which shall seek to minimise their height and which in any event, shall not exceed 8 metres, and shall specify their colour and finish. Thereafter the silos shall be constructed in accordance with the approved specifications.

Reason: In the interests of providing high quality design in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-The Waste Core Strategy and in the interests of limiting adverse impacts to the setting of adjacent Listed Buildings in accordance with paragraphs 126-141 of the National Planning Policy Framework.

- 6. Prior to its installation, final details, specifications and elevations of the proposed flue shall be submitted to the WPA for its written approval. Thereafter the flue shall be installed in accordance with the approved details.

Reason: In the interests of providing high quality design in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-The Waste Core Strategy and in the interests of limiting adverse impacts to the setting of adjacent Listed Buildings in accordance with paragraphs 126-141 of the National Planning Policy Framework.

- 7. The new roller shutter doors detailed in the elevation detailed on drawing 2008915-DWG01-v1.2 'Site Plan c/w Proposed Tank Farm' shall be painted to match the colour and textural appearance of the existing building.

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

Construction management

- 8. A construction method statement for working in proximity to the railway shall be submitted to the WPA and shall have been approved in writing (in consultation with Network Rail- Asset Protection) prior to any excavations, piling, building or erections within 10m of the railway boundary taking place. The agreed method statement shall thereafter be followed in implementing such works.

Reason: In the interests of maintaining the safety and operational integrity of the railway.

9. If, during development, contamination in the ground 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 unexpected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details and a validation report provided confirming that the remediation strategy has been successful.

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

Hours of operation

10. Except in the case of an emergency when life, limb or property are in danger (with such instances being notified in writing to the WPA within 48 hours of their occurrence), the following shall not take place except within the hours specified below:

	Mondays to Fridays	Saturdays	Sundays Bank/ Public Holidays
Operation of processing plant	7.00am to 7.00pm	7.00am to 2.00pm	Not at all
Waste transfer/ loading and unloading of HGVs	7.00am to 7.00pm	7.00am to 2.00pm	Not at all
Arrival and departure of vehicles	Un-restricted	Un-restricted	Un-restricted

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-The Waste Core Strategy.

Drainage/ containment

11. The foul and surface water drainage works as marked on drawing titled 'Eurotech Newark Drainage Plan' received by the WPA on 15th December 2016 along with impervious surfacing, shall be made satisfactory in accordance the recommendations of the drainage survey, received by the WPA on 15th December 2016 prior to the transfer/processing 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 prevent pollution of the water environment in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste

Storage/processing

12. With the exception of the externally sited silos, parked HGV tankers, and general office waste bins there shall be no external storage of waste materials or their containers outside the confines of the building(s).

Reason: In the interest of maintaining the satisfactorily appearance of the site in accordance with Policy W3.3 and W3.4 of the Nottinghamshire and Nottingham Waste Local Plan and in the interests of controlling odour and litter in accordance with Policies W3.7 and W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

13. All processing operations shall take place within the building and all roller shutter doors and any other openings onto any façade shall remain closed during waste processing operations, except for the collection/delivery of waste. During waste collection/delivery, the doors will be opened upon entry and immediately shut when the vehicle has entered the building and prior to the transfer of waste occurring. The doors must then remain shut until the vehicle is ready to exit the building and shut again immediately once the vehicle has exited.

Reason: In the interests of maintaining local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-The Waste Core Strategy and in the interests of ensuring the satisfactorily appearance of the site and to control noise, odour and litter in accordance with Policies W3.3, W3.4, W3.7, W3.8 and W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

14. 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 and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Noise

15. Noise from the development shall not exceed the daytime level of 5dB(A) above the existing background noise level (including penalties) when assessed in accordance with BS4142:2014.

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-The Waste Core Strategy.

16. Within 1 month of a request from the WPA, the applicant shall undertake and submit to the WPA for its written approval a BS4142:2014 noise survey to assess whether the noise level in Condition 15 is being complied with. In the event of the level being exceeded, the report shall include further measures to mitigate the noise impact to ensure compliance with the condition. These measures shall be implemented as approved within 1 month of approval. The noise assessment position(s) and methodology shall be agreed in advance with the WPA.

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-The Waste Core Strategy.

17. In the event of a noise complaint associated with the movement/entry/exit of vehicles outside of the permitted operational hours of the development which the WPA considers to be justified, the applicant shall submit a noise report to the WPA which shall include measures to mitigate the noise impact. Any mitigation measures shall be implemented as approved within 1 month of approval by the WPA. The noise assessment position(s) and methodology shall be agreed in advance with the WPA.

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-The Waste Core Strategy.

18. All vehicles under the ownership and control of the operator shall be fitted with broadband reversing alarms.

Notwithstanding the above, audible reverse alarms shall be disabled on any HGV that is moved on the site between the hours of 7pm to 7am. Instructions and/or appropriate signage shall be provided to inform HGV drivers.

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

Odour

19. 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:
- a) full implementation of the recommendations of the Odour Management Plan received by the WPA on 15th December 2016;
 - b) the regular throughput and removal of potentially odorous waste at the site;
 - c) the installation and maintenance of roller shutter doors and the keeping of such doors closed except to allow the passage of vehicles entering or exiting the building, as detailed in condition 13 above;
 - d) the regular cleaning of all areas within the building;
 - e) installation and maintenance of an effective odour control system;
 - f) no parking of any vehicles loaded with un-sealed waste materials outside the buildings overnight or outside the permitted hours of working;
 - g) Twice daily monitoring of the site environs and maintenance of odour reporting forms/logs. If odour is detected during monitoring the source of the odour release shall be investigated and immediate action taken to avoid/ control the level of odour release from the site;
 - h) The sheeting or enclosure of all vehicles under the control of the applicant carrying waste either to or from the site and the issuing of such instructions to drivers.

In the event that these measures prove inadequate, then within one week of a written request from the WPA additional steps or measures shall be taken in order to prevent the release of odours from the site, the details of which shall have previously been submitted to, and approved in writing by the WPA.

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

Lighting

20. All external 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 and to comply with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-The Waste Core Strategy.

Controls on litter, dust etc

21. Measures shall be employed to ensure that litter, dust and any deleterious materials generated from the site are kept to a minimum and contained within the site. Any waste materials escaping from the buildings shall be promptly

captured and returned to the buildings and the site otherwise kept in a clean and tidy condition.

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 and in the interests of general amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Site capacity/throughput

22. The maximum amount of waste material accepted at the site shall not exceed 74,999 tonnes per annum in total. A written record shall be kept by the site operator of the amounts of waste accepted and it shall be made available 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.

Closure of the site

23. In the event that the use of the site for the transfer and/or processing of waste should cease for a period in excess of 14 days then, within seven days of a written request from the WPA, the site shall be cleared of all stored waste and processed materials.

Reason: In the interests of maintaining local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-The Waste Core Strategy and in the interests of ensuring the satisfactorily appearance of the site and to control odour and litter in accordance with Policies W3.3, W3.4, W3.7 and W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Notes to applicant

- (1) This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact RegulatedIndustryDNL@environment-agency.gov.uk to discuss the issues likely to be raised.
- (2) It is recommended that a review of the gate mechanisms is undertaken to ensure that they can be operated smoothly without disturbing neighbouring properties outside of operational hours. Upgrades and improvements are likely to reduce risk of any future enforcement action.

- (3) For the purposes of meeting the noise limits in condition 15 it is recommended that any gaps or openings within the main processing building are closed and made good.
- (4) Attention is drawn to the requirements of National Grid (Gas) who has identified that it has apparatus in the vicinity which may be affected by the activities specified. A copy of the response is appended.
- (5) Attention is drawn to the response of Western Power Distribution and the underground cables identified in the vicinity. Guidance for working in their proximity is included.
- (6) Attention is drawn to the response from Network Rail and condition No. 8 with respect to construction work in proximity to the railway.