

RECOMMENDED PLANNING CONDITIONS

Duration of the Permission

1. The use of the site for oilfield operations shall cease on or before 22nd February 2042 and the site restored in accordance with the approved restoration details and timescales prescribed in the Conditions below.

Reason: To define the duration of the permission in accordance with Policy M4.15 (Minerals Review – Submission of Proposals) of the Nottinghamshire Minerals Local Plan (MLP).

2. The development hereby permitted shall be carried out in accordance with the following documents, except where amendments are made pursuant to other conditions below:
 - a) Application form and certificates dated 5 December 2017 – received by the MPA on 5 December 2017;
 - b) The Periodic Review of Mining Sites Farley's Wood Oil Field Supporting Statement (incorporating site location and layout plan), dated 5 November 2017 – received by the MPA on 5 December 2017.

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

Well Status

3. Annually, starting 12 months from the date of this permission, the operator shall submit to the MPA details of the status of the site.

Reason: To ensure the Minerals Planning Authority (MPA) is aware of the status of the well site.

4. The MPA shall be given written notification of the permanent cessation of oilfield operations at the site within 30 days of its occurrence.

Reason: To ensure the Minerals Planning Authority (MPA) is aware of the status of the well site.

Hours

5. Except in emergencies (which shall be notified to the MPA within 48 hours of its occurrence), no operations other than hydrocarbon recovery, the pumping of hydrocarbons, and essential daily inspection and essential maintenance shall be carried out except between the hours of: 07:00 – 18:00 hours daily.

No operations other than those specified above shall be carried out on Sundays, Bank and Public Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

6. No road tanker associated with the development hereby permitted shall enter, exit or operate on site except between the hours of 07:00 and 18:00 Monday to Friday. There shall be no tanker movements on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

7. All works of restoration shall be carried out within the hours of 07:00 and 18:00 Monday to Friday, 07:00 to 13:00 on Saturdays and no such work shall take place on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

Noise

8. The level of noise emitted as a result of any activity or operation at the site shall not exceed 10dB LAeq, 1h (free field) above background noise levels and not above 55 dB LAeq, 1h (free field) during day time hours (07:00-19:00) or 42dB LAeq, 1h (free field) during evening and night- time hours (19:00-07:00) when measured free field at the nearest residential property.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

Mud and Dust

9. Provision shall be made to ensure that no nuisance is caused by mud or other detritus being carried onto the highway by vehicles leaving the site.

Reason: To ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy M3.12 (Highways Safety and Protection) of the Nottinghamshire MLP.

Contamination and Groundwater Protection

10. Any facility 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 should be at least equivalent to the capacity of the tank plus 10%. If there are multiple tanks, the compound should be at least equivalent of the capacity of the largest tank, or the combined capacity of 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 such that there is no discharge to any watercourse, land or underground strata. All filling points and tank overflow pipe outlets should be designed to discharge downwards into the bund.

Reason: To minimise the risk of contamination of controlled waters in accordance with Policy M3.8 of the MLP.

11. There shall be no unauthorised discharge of foul or contaminated drainage from the well site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To minimise the risk of contamination of controlled waters in accordance with Policy M3.8 of the MLP.

Traffic

12. The number of HGV movements to and from the site shall be restricted to the following, unless otherwise agreed in writing by the MPA;

- a) For the purposes of oil collection or removal of fluids from cleaning sumps no more than 4 (2 in and 2 out) in any given week;
- b) For the purposes of workover and well maintenance, not more than 12 (6 in and 6 out) in any given week with such extended works taking place on no more than 8 weeks in any calendar year.

Records of the periods of works and well maintenance shall be maintained and made available to the MPA in writing within two weeks of a written request.

Reason: To enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policy M3.13 of the MLP.

13. Vehicle access to the site shall only be gained via the existing access and direction as shown on the 'Map Showing Farley's Wood Site, Authorised Traffic Approach and Entry to Site' within the Supporting Statement, dated 5 November 2017 – received by the MPA on 5 December 2017.

Reason: To enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policy M3.13 of the MLP.

Lighting

14. The site shall only be lit when manned.

Reason: In the interests of protecting residential amenity in accordance with Policy M3.3 (Visual Intrusion) of the MLP.

Soils

15. All existing soil stockpiles and internal soil areas shall be maintained with grass cover and managed so that they are kept free from weeds. No soils shall be removed from the well site.

Reason: To ensure that landscaping is retained on site and suitably maintained in accordance with Policy M3.3 of the MLP.

Restoration and Aftercare

16. All boreholes shall be plugged and the nodding donkeys, hardstanding, perimeter fencing and associated infrastructure removed from the site within 6 months of the cessation of oilfield operations.

Reason: To ensure the restoration of the site In line with Policy M13.7 (Reclamation of Oil and Methane Sites) of the MLP.

17. 12 months prior to the date referred to in Condition 1 or within 6 months of the cessation of oilfield operations, whichever is sooner, a restoration scheme for the site shall be submitted to the MPA for its written approval. The restoration scheme shall include, but not necessarily be restricted to details of the following:

- a) soil depths, ground ripping and cultivations;
- b) seed mixtures to be sown and their application rates;
- c) existing trees and hedgerows to be retained;
- d) the number, size, species, spacing and means of protection of any additional tree or shrub planting to be carried out on the site;
- e) weed control;
- f) drainage works.

The restoration scheme shall be implemented in accordance with the approved details.

Reason: To ensure the restoration of the site In line with Policies M13.7 (Reclamation of Oil and Methane Sites) and M4.15 (Minerals Review – Submission of Proposals) of the MLP.

18. All soil replacement, grass seeding and planting shall be carried out by 1 July in the year following the date referred to in Condition 1, or within 12 months of the approval of any restoration scheme for the site in the event of the cessation of oilfield operations ceasing prior to the date referred to in Condition 1.

Reason: To ensure the restoration of the site In line with Policies M13.7 (Reclamation of Oil and Methane Sites) and M4.15 (Minerals Review – Submission of Proposals) of the MLP.

19. 12 months prior to the date referred to in Condition 1 or within 6 months of the cessation of oilfield operations, whichever is sooner, a 5 year aftercare scheme for the site shall be submitted to the MPA for its written approval. The aftercare scheme shall include details of the steps to be taken to bring the land up to the required standard for agriculture and/or amenity after use and provide for annual site meetings with the MPA to review process.

Reason: To ensure the submission and implementation of a suitable aftercare scheme in line with Policy M4.9 (Aftercare) of the MLP.

20. The site shall be managed for a period of 5 years in accordance with the aftercare scheme approved under Condition 19. The site shall enter aftercare following the completion of restoration works, confirmation of which shall be approved in writing by the MPA. The MPA shall be notified of the date of the completion of the restoration works within 7 days of its occurrence.

Reason: To ensure the submission and implementation of a suitable aftercare scheme in line with Policy M4.9 (Aftercare) of the MLP.