

**RECOMMENDED PLANNING CONDITIONS**

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 01 (as amended) of the Town and Country Planning Act 1990.*

2. The operator shall provide written notification of commencement of the development hereby permitted to the Waste Planning Authority (WPA) at least seven days, but no more than fourteen days, prior to the commencement of the development.

*Reason To assist with the monitoring of the planning permission.*

3. This permission relates to the change of use of three buildings at The Stables, East Bridgford to allow their use as a waste transfer station for the import, sorting and forwarding for recycling of non-ferrous metals. Except 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 documents:

- a. Drawing No. JC/B163/1: Revised Site Location Plan showing boundaries of planning application site, received by the WPA on 9<sup>th</sup> January 2019.
- b. Drawing No. JC/B163/3: Building Layout Plan, received by the WPA on 26<sup>th</sup> October 2018.
- c. Photographs 1 & 2 identifying stables, received by the WPA on 24<sup>th</sup> October 2018.
- d. Planning Application Form, received by the WPA on 9<sup>th</sup> November 2018.
- e. Revised Supporting Statement, received by the WPA on 24<sup>th</sup> November 2018.

*Reason For the avoidance of doubt and to assist with the monitoring of the planning permission.*

4. The storage of waste materials, their sorting and materials awaiting onward transfer shall only be undertaken internally within the three stable buildings identified on Drawing No. JC/B163/3: Building Layout Plan, received by the WPA on 26<sup>th</sup> October 2018. Any materials escaping from these 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 buildings in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan and WCS13 of the Nottinghamshire*

*and Nottingham Replacement Waste Local Plan: Part 1- The Waste Core Strategy.*

5. All incoming waste loads shall be inspected to ensure that the facility only accepts uncontaminated metal waste. In the event of any non-metal waste is found to contaminate incoming loads, the non-metal waste shall be removed from the waste immediately and placed into a sealed airtight storage container/skip for storage. This waste shall thereafter be removed from the site within 48 hours of its delivery.

*Reason: To minimise potential malodour in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan and WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan: Part 1- The Waste Core Strategy.*

6. The maximum amount of waste material accepted at the site shall not exceed 100 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.*

7. No operations associated within the delivery, collection or transfer of waste shall take place outside the hours of:

0800 – 1700 Monday to Friday;

0900 – 1200 Saturdays

No operations whatsoever as authorised by this planning permission shall occur on Sundays, Bank or Public Holidays.

*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.*

8. The number of waste carrying vehicles entering the site to deliver waste or collect sorted waste shall not exceed 33 in any 7-day period. A 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 road safety impacts in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.*

9. No vehicle exceeding a gross weight of 7.5 tonnes (HGV) shall access the site to deliver waste or collect sorted waste.

*Reason: To ensure traffic and associated impacts are limited, so not to create an unacceptable road safety impacts in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.*

10. Any floodlighting installed on the site shall be angled, shielded and screened to minimise light spillage or the likelihood of glare outside of the application site.

*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.*

11. The waste transfer station hereby approved shall be operated by the occupier of the adjoining residential property, The Stables at all times.

*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.*

### **Informatives/notes to applicants**

1. Rights of way (Bridleway no 28 – East Bridgford) is adjacent to the proposed development. From the available information, it would appear that the bridleway would not be directly affected from the development but would need to be crossed over to access the property and business. The bridleway should remain available, unobstructed and be kept on its legal alignment at all times. There should be no disturbance to the surface of the bridleway without prior authorisation from the rights of way team.
2. The Environment Agency advises that all building work should be in compliance with best working practices and in particular Government guidance on 'Construction, inspection and maintenance' [www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance](http://www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance). You are advised to contact the Environment Agency to arrange a site meeting to agree necessary measures to prevent pollution of the water environment during the construction phase of the development. The Environment Agency can carry out pollution prevention visits. Please contact [EastMidWaterQuality@environment-agency.gov.uk](mailto:EastMidWaterQuality@environment-agency.gov.uk) for further information and advice.
3. The Proposal for the operation at the facility may qualify for a T9 waste exemption (<https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits>), but it may require a standard rules environment

permit from the environment agency (<https://www.gov.uk/government/collections/standard-rules-environmentalpermitting>). If this is the case the Environment Agency recommend they are contacted for pre-app application advice. The Pre-Application Service Team can be contacted via [preapplicationservice@environment-agency.gov.uk](mailto:preapplicationservice@environment-agency.gov.uk). There may also be a need a waste carriers licence, more information regarding this can be found at <https://www.gov.uk/waste-carrier-or-broker-registration>.