

RECOMMENDED PLANNING CONDITIONS (1/18/00218/CDM)

Scope of the permission and approved plans

1. This permission is for the reinstatement and continued operation of a construction and demolition waste recycling facility involving the importation, storage and stockpiling of inert materials only in the area identified and edged red on Plan Drawing No. NT13454 Drawing titled '1/29/05/00008 Red Line Boundary' dated November 2017 and received by the Waste Planning Authority (WPA) on 21st November 2017.

The development shall be carried out and maintained in accordance with the following documents, unless otherwise agreed in writing with the WPA or where amendments are made pursuant to the other conditions below:

- (a) Daneshill Landfill-Recycling Area Method Statement February 2005 received by the WPA on 4th March 2005;
- (b) Supporting letter Ref: ST/NT13454/002 dated 17 November 2017 and planning application form received by the WPA on 21st November 2017;
- (c) Ecological Constraints Plan by RammSanderson Ecology, date of issue 20/06/2017, Reference RSE_1112 Daneshill Landfill Site, received by 21st November 2017;
- (d) Drawing No. NT13454 Drawing titled 'Boundaries' dated November 2017 and received by the WPA on 21st November 2017;
- (e) Drawing No. NT13454 Drawing titled '1/29/05/00008 Red Line Boundary' dated November 2017 and received by the WPA on 21st November 2017;
- (f) Drawing No. 348T019A Drawing titled 'Site Location Plan' Revision A dated 19th January 2000 and received by the WPA on 21st November 2017;
- (g) Planning Statement by Wardell Armstrong, date issued: November 2017, Job Number: NT13454, Report Number: 001, received by the WPA on 30th November 2017.

Reason: To define the permission and for the avoidance of doubt.

2. The site shall be operated in accordance with the Method Statement submitted with the planning application received by the WPA 4th March 2005.

Reason: For the avoidance of doubt and to allow the development to be monitored.

3. This permission shall be for a limited period only, expiring on 31st December 2023, by which time the site shall be cleared in order that the final phase of the restoration is not prejudiced.

Reason: In order that the situation may be reviewed in the light of circumstances then pertaining and to secure the satisfactory restoration of the site.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (as amended, replaced or enacted), no fixed plant buildings or machinery shall be erected, extended, installed, rearranged or replaced on the site without the prior written approval of the WPA.

Reason: In the interests of visual amenity.

Access and Wheelwashing

5. All heavy goods vehicles (HGV's) associated with the development hereby permitted shall access and egress the site via the lorry turning area using the existing weighbridge and wheelwash facilities.

Reason: In the interests of highway safety.

6. The number of HGV's entering the landfill site (to deposit waste within the Landfill site or to either deposit materials for recycling or collect processed materials within the development hereby permitted or to deliver restoration material directly to the landfill) shall not in total exceed 160 each day.

Reason: In the interests of residential amenity.

Site Layout

7. The site layout including all areas used for the storage of waste or processed materials; all internal haul routes and parking areas including surfacing materials; boundary hedges and trees to be protected, managed and enhanced throughout the operation; and the means of enclosure of the site and of areas within the site as listed here, shall be implemented in accordance with the approved details identified on Plan titled 'Planning Application Boundary' Drawing No. 348A029 dated 01.02.05 and Plan titled 'Extension to Inert Recycling Area' Drawing No. 348A058 dated 11.02.06 received by the WPA on 21st August 2007; and the supporting statement (submitted under cover of the planning application for planning permission 1/29/06/00010) dated 14th June 2006 Reference: MH/DANEH/PP/14.06.06 received by the WPA on 27th June 2006; and approved by the WPA in a letter dated 10th August 2007. The storage areas for waste or processed materials; internal haul routes and parking areas (including surfacing materials); boundary hedges and trees (to be protected, managed and enhanced throughout the operation); and the means of enclosure of the site and areas within the site, shall thereafter be maintained in accordance with the approved details for the duration of the development.

Reason: To ensure that the development is carried out in an environmentally acceptable manner.

8. The drainage works to the site shall be implemented in accordance with the approved details the supporting statement (submitted under cover of the planning application for planning permission 1/29/06/00010) dated 14th June 2006 Reference: MH/DANEH/PP/14.06.06 received by the WPA on 27th June

2006; and approved by the WPA in a letter dated 10th August 2007. The approved drainage scheme shall thereafter be maintained in accordance with the approved details for the duration of the development.

Reason: In the interests of ground and surface water protection.

Operational Matters

9. Stockpiles of raw materials and recycled materials shall not exceed 5m in height above ground level without the prior written approval of the WPA.

Reason: In the interests of visual amenity.

10. The storage of any biodegradable, putrescible or potentially polluting material accepted at the site shall be stored on an impervious area and any contaminated run-off collected in a sealed tank for suitable disposal off site, in accordance with the details set out in the supporting statement (submitted under cover of the planning application for planning permission 1/29/06/00010) dated 14th June 2006 Reference: MH/DANEH/PP/14.06.06 received by the WPA on 27th June 2006; and approved by the WPA in a letter dated 10th August 2007. The storage of any such biodegradable, putrescible or potentially polluting materials and collection of contaminated run-off shall thereafter be maintained in accordance with the approved details for the duration of the development.

Reason: In the interests of ground and surface water protection.

11. Unless in emergency, or as otherwise previously agreed in writing by the WPA, the site shall only operate between the hours of 7:30am to 6:00pm on Mondays to Fridays and between 7:30am and 1:00pm on Saturdays. Within these times crushing and screening operations shall only take place between the hours of 9:00am and 5:00pm on Mondays to Fridays and between 9:00am and 1:00pm on Saturdays. No operations that would involve the movement of any plant or machinery shall be carried out on Sundays or Public or Bank Holidays.

Reason: In the interests of residential amenity.

12. All fuel, oil and liquid storage tanks and their associated filling points, vents, gauges, sight glasses and pipework are to be placed on impervious floors and enclosed within a bund of at least 110% capacity of the tanks, which is to be maintained at that capacity or greater by the removal of liquid debris. Each bund shall be designed so as to prevent the release of stored materials in the event of a leak or spillage. Any leaked or spilled substance, removed liquid and debris are to be disposed of to a facility licensed for that purpose.

Reason: In the interests of ground and surface water protection.

13. There shall be no discharge of foul or contaminated surface water from the site into either the groundwater system or any surface waters.

Reason: In the interests of ground and surface water protection.

Environmental Controls

14. All possible measures shall be employed to ensure that no vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials are carried onto the public highway. These shall include:

- (a) the compulsory use of HGVs of wheelwashing facilities on site;
- (b) where necessary, the provision and use of brush and vacuum facilities for cleaning site roads and the adjacent public highways.

Reason: In the interests of highway safety.

15. Noise levels associated with site operations, when measured at the nearest boundary to the Travellers site and Daneshill Cottages shall not exceed 55dB (A) LAeq 1 hour at any time.

Reason: In the interests of residential amenity.

16. All possible measures shall be used to ensure that noise and dust emissions are minimised. This shall involve taking all or any of the following measures as appropriate:

- (a) the use of water bowsers to dampen haul roads, stockpiles and the site area;
- (b) enclosing dust generating fixed plant and machinery;
- (c) the sheeting of lorries;
- (d) sound proofing of fixed and mobile plant;
- (e) upon the request of the WPA the temporary cessation of waste importation, sorting, screening, crushing and loading of materials for export during periods of dry and windy weather.

Reason: To ensure that the development is carried out in an environmentally acceptable manner.

17. No plant, machinery or vehicles shall be used on the site unless fitted with silencers maintained in accordance with the manufacturer's recommendations and specifications.

Reason: In order to minimise the noise impact of the operations.

Restoration

18. The site shall be restored in accordance with the provisions of the restoration conditions imposed on Planning Permission No. 1/29/11/00010, namely conditions 21 to 40.

Reason: To provide for the beneficial use and appearance of the land after use hereby permitted has ceased.

19. The areas of concrete rubble to the site periphery shall be protected and incorporated into the final restoration design. Plans showing the final restoration design incorporating this feature shall be submitted to the WPA for its written approval. The final phase of restoration shall thereafter be implemented in accordance with approved details.

Reason: To provide an appropriate restoration scheme for the former recycling area incorporating existing features into the scheme, given the high potential for reptiles to be harmed if these features were to be dismantled by machinery, and to accord with the revised National Planning Policy Framework (July 2018) and to accord with the Conservation of Habitats and Species Regulations (as amended).

Ecology

20. In the event that waste management operations have not re-commenced within two years of the date of this planning permission, there shall be no further stockpiling of recycled inert materials within the application site until an amphibian and protected species survey has been carried out by a suitably qualified ecologist and a report detailing the results of the survey has been submitted to and approved in writing by the WPA. The submitted report shall include detailed mitigation measures including timings in the event that the survey area contains important species of nature conservation interest. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In order to ensure that the application site is assessed for potential ecological interest and appropriate mitigation measures are adopted in the event that the site contains important species of nature conservation interest.

21. In the event that recycling activities recommence, the Precautionary Method of Working for nesting birds, amphibians and common reptiles detailed in the Ecology Walk-Over Survey by RammSanderson Ecology, dated 20/06/2017, Reference RSE_1112 Daneshill Landfill Site, received by the WPA on the 21st November 2017 shall be followed and the detailed mitigation measures set out in the Ecology Walk-Over Survey shall be fully implemented. The development shall be carried out in accordance with the approved scheme of working, and all relevant mitigation measures shall be implemented and maintained for the duration of the recycling operations.

Reason: To ensure that the potential ecological interest including protected species is appropriately mitigated and to accord with the Conservation of Habitats and Species Regulations (as amended).

22. Regular management of the waste recycling site shall continue for the duration of the development and shall be carried out at least annually to prevent the site undergoing natural succession and developing notable habitats, or gaining more potential to support protected species.

Reason: In order to ensure that the application site does not develop into one of nature conservation interest.

NOTES TO APPLICANT:

1. Central Networks provided advice on their network within close proximity to the proposed development and copies of their plans were attached to extant planning permission 1/29/05/00008 for information and attention.