

RECOMMENDED PLANNING CONDITIONS

Duration of Development

1. This planning permission is for the continuation of inert waste disposal in the void area to the rear of Canalside Industrial Park within the area edged red on the Site Plan drawing received by the Waste Planning Authority (WPA) on 13th December 2022. The importation of inert waste material to the site shall be completed no later than 28th November 2026. The WPA shall be notified in writing of the date of cessation of the importation of inert material into the site within 14 days of its occurrence.

Reason: To ensure that the development is completed within an acceptable timeframe.

2. All restoration operations required in accordance with conditions 17-20 shall be completed no later than 28th November 2027.

Reason: To secure the proper restoration of the site within an acceptable timeframe in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.

Approved Plans

3. The development hereby permitted shall be carried out in accordance with the following approved plans and document.

- a. Site Plan Drawing, received by the WPA on 13th December 2022

- b. Drawing No. 11-58-05: Restoration Plan dated June 2014.

Reason: To define the scope of the development granted planning permission and enable the WPA to monitor compliance with the conditions of the planning permission.

Landscape Protection of Adjacent Land

4. The existing trees, hedges and areas of grassland surrounding the application site of the approved Canalside inert waste disposal area shall be protected from damage and encroachment in compliance with the scheme set out in document ref: EMS2.10: Protection of Surrounding Vegetation received by the WPA on 4th November 2019. No waste disposal operations including the operation of any associated plant, machinery or vehicle shall be carried out and no storage or excavation of materials shall take place outside the approved void tipping area. The temporary Heras fencing which has been installed to prohibit encroachment

onto adjoining land shall be retained for the duration of tipping operations and the subsequent restoration period of the site.

Reason: To protect adjacent areas of important habitat from disturbance throughout the development in accordance with Policy 16 of the Rushcliffe Core Strategy.

Working Hours

5. Operations shall only take place during the following times:

- Mondays to Fridays 07:00 to 18:00 hours; and
- Saturdays 07:30 to 12:30 hours.
- No operations shall take place on Sundays or on Bank or Public Holidays.

Reason: To minimise the impact of the development on residential amenity and highway safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

6. No HGVs shall enter or leave the site between the 08:30 to 09:00 hours and 15:30 to 16:30 hours on Mondays to Fridays during school term times:

Reason: To minimise the impact of the development on residential amenity and specifically to minimise any potential risks to school children in terms of highway safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

Dust Management

7. Dust shall be managed in compliance with the arrangements set out within Documents EMS 2.6 Carrying out in-house assessments of offsite dust and noise impacts and EMS 2.7 Dust Management Plan – Version Number 1 received by the WPA on 3rd September 2019.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy 10 of the Rushcliffe Core Strategy and Policies W3.9 and W3.10 of the Nottinghamshire and Nottingham Waste Local Plan and to prevent damage to adjacent habitats in accordance with the National Planning Policy Framework

Noise and Vibration Management

8. Noise and vibration shall be managed in compliance with the arrangements set out within Document EMS 2.1 Operation and maintenance on-site plant and Document EMS 2.6 Carrying out in-house assessments of offsite dust and noise impacts received by the WPA on 3rd September 2019.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

9. In the event of a noise complaint being received by the WPA regarding the development hereby permitted which, in the opinion of the WPA may be justified, at the first practicable opportunity following a request from the WPA a noise impact survey shall be carried out by the site owner or operator and submitted to the WPA for its written approval. The free field noise level associated with the development, when measured in the curtilage of the complainant's property (or any alternative location which may be agreed with the Waste Planning Authority) shall not exceed the background noise level by more than 10dB(A), subject to a maximum of 55dB LAeq 1hr. Should the survey demonstrate that those noise limits are being exceeded the report shall specify additional mitigation measures and details of their timing. Any additional mitigation measures that may be approved in writing by the WPA shall be carried out immediately upon approval and thereafter maintained.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Management of Delivery Vehicles

10. No HGVs shall enter the site for the purpose of depositing waste materials as part of the development hereby approved unless and until either:
- a. the highway improvement works indicated on drawing F13073/02 have been carried out; or
 - b. All HGVs accessing and egressing the site in connection with the site re-landscaping works hereby approved shall be managed in compliance with the arrangements set out in document EMS2.9 Version Number 2: Heavy Goods Vehicle Management Plan dated 13th February 2023 and received by the WPA on 6th March 2023, subject to revised arrangements being agreed with the WPA for the positioning of the banksperson and associated signage prior to the commencement of HGV's accessing the site.

All HGV delivery traffic shall follow the approved delivery route to and from the site accessing from the A46 via Nottingham Road and Kinoulton Road. The pay load areas of HGVs travelling to the site shall be sheeted at all times.

Reason: In the interests of highway safety and the protection of amenity and to accord with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

11. The management arrangements to prevent the deposit of mud and debris on the public highway shall be implemented throughout the operational life of the site in compliance with Section 5.2 of Document EMS 2.7 Dust Management Plan – Version Number 1, received by the WPA on 3rd September 2019

Reason: In the interests of highway safety and to accord with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

12. There shall be no more than 40 HGV movements to and from the site (20 in, 20 out) in any one working day between Monday and Friday and no more than 20 HGV movements to and from the site (10 in, 10 out) on Saturdays – limited to a maximum number of vehicles within any four-week period to coincide with existing approved levels, that is 392 HGV movements (196 in and 196 out). Written records shall be maintained of all HGV movements into and out of the site and copies of those records shall be made available to the WPA within 7 days of a written request being made.

Reason: To minimise the impact of the proposed development on highway safety and residential amenity in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

Floodlighting

13. No floodlighting shall be erected on the site until details have been submitted to and approved in writing by the WPA. Floodlighting shall be angled downwards and suitably shielded to ensure that it does not result in glare or dazzle. Floodlighting shall not be used outside the following times: Mondays to Fridays 07:00 to 18:00 hours and Saturdays 07:30 to 12:30 hours. Outside those hours any external lighting shall only be operated individually and through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes.

Reason: In the interest of visual and residential amenity and to protect foraging bat habitat in accordance with the National Planning Policy Framework.

Operational Controls

14. No crushing or screening of waste shall take place on or adjacent to the site.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

15. Only one bulldozer or one 360 tracked excavator shall be operated on the site at any time. The mobile plant shall be fitted with white noise reversing warning devices and shall be fitted with silencers which shall be maintained in accordance with the manufacturer's recommendations and specifications.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the Waste Management Area and the Retained Area shall only be used for the authorised operations and for the use of the restored site for nature conservation and for no other use including any temporary use.

Reason: In the interests of amenity and to safeguard the Green Belt from encroachment.

Restoration

17. The restoration of the site shall deliver a nature conservation after-use and shall be carried out in compliance with Document EMS 2.11 Biodiversity Management Plan Version No. 2 dated 27th October 2019. The stored soil substrate which is to be used in the top layer of the restored site shall be sampled prior to its placement to ensure that the material is suitable for the proposed nature conservation habitat after-use with the results of the sampling and any further amelioration measures for the soils submitted to and approved in writing by the WPA prior to its placement.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

18. Upon completion of inert waste disposal, the deposited inert waste shall be prepared for soil replacement. The WPA shall be notified in writing at least 5 working days before any soil replacement takes place to allow for inspection before further restoration is carried out.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

19. Prior to the movement of soil substrate, the bunds should be inspected by an ecologist to identify the presence of any protected species within the bunds and the results of the survey submitted to the WPA for its written approval. The bunds shall not thereafter be disturbed until such time that the WPA's written approval has been obtained.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

20. Soils shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition and no movements, respreading,

levelling, ripping or loosening of soils shall occur when it is raining or when there are pools of water on the surface of the receiving area.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Aftercare

21. The Waste Management Area shall undergo aftercare management for a 10-year period following completion of restoration. The date of commencement of the aftercare period shall be submitted to and approved in writing by the WPA before that period begins and the aftercare period shall run from the approved date.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

22. Aftercare management of the site shall be carried out in compliance with Document EMS 2.11 Biodiversity Management Plan Version No. 2 dated 27th October 2019. The grass seed mix used for the re-establishment of the site shall be Emorsgate Seeds EL1.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

23. Site management meetings shall be held with the WPA each year to assess and review the detailed annual programmes of aftercare operations referred to in Condition 22 above, having regard to the condition of the land; progress in its rehabilitation and necessary maintenance. Any supplementary management measures over and above the steps set out in Document EMS 2.11 which are agreed during the annual review of aftercare operations shall be implemented in the following 12-month aftercare period.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

24. The area of land outside the tipping area within the applicant's ownership which is not used for industrial purposes shall be retained and allowed to mature. The scrub and bracken growth shall be managed & cut back on an annual basis throughout the ten-year aftercare period. This land shall be kept under review as part of the annual submission of management review and if it transpires that further management works are necessary within the retained area, these will be requested as part of this annual review.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Early Cessation of Tipping Operations

25. In the event that inert waste disposal at the site ceases for a period in excess of 12 months, within three months of receipt of a written request from the WPA, a revised scheme for the restoration of the site shall be submitted to the WPA for its approval. Such a scheme shall include details of the final contours, provision of soils and seeding of the site. The scheme as may be approved shall be carried out in full within 12 months of its approval and shall be subject to the aftercare requirements of conditions 21-24.

Reason: To secure the proper restoration of the site within an acceptable timescale.

Informatives/notes to applicants

None