

**RECOMMENDED PLANNING CONDITIONS**

**Scope of Planning Permission**

1. This permission is for the retrospective retention of works carried out to construct a new on-farm anaerobic digestion plant previously approved, but not constructed in accordance with planning permission 3/09/01455/CMA and subsequent modifications made under planning permissions 3/16/00115/CMA, 3/16/00876/CMA and 3/15/02255/CMA.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.*

2. The development hereby permitted be retained in accordance with the following documents, unless amendments are made pursuant to the other conditions below:
  - a. Planning application forms received by the Waste Planning Authority (WPA) on 9th May 2017.
  - b. Design and Access Statement received by the WPA on 6th June 2017.
  - c. Noise Impact Assessment received by the WPA on 9th May 2017.
  - d. Proposed Site Layout Plan (Rev K) received by the WPA on 25<sup>th</sup> July 2017.
  - e. Drawing No. 19323/751 (Rev C) Proposed Site Layout and Entire Red Line Boundary received by the WPA on 9th May 2017.
  - f. Elevations and Details Sheet 1 (Rev B) received by the WPA on 6th June 2017.
  - g. Elevations and Details Sheet 2 (Rev C) received by the WPA on 6th June 2017.

*Reason: For the avoidance of doubt.*

**Hours of Operation**

3. Except in the event of emergency when life, limb or property is in danger, the site shall only be operated between the following hours:

Activity	Monday Friday	-	Saturdays  Sundays, Bank and Public Holidays.
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Deliveries to and from the site (with the exception of energy crops during the harvest season)	07:30 – 18:00	08:00 – 14:00	None
Deliveries of energy crops during the harvest season (August to October inclusive)	07:00 – 22:00	08:00 – 18:00	None
Loading of feedstock	07:30 – 18:00	08:00 – 14:00	None
Operation of Anaerobic Digestion fixed plant	24 hours	24 hours	24 hours

*Reason: In the interests of the amenity of nearby occupiers and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

#### **Access and Traffic**

4. Visibility splays of 4.5m by 215m shall be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level at all times.

*Reason: In the interest of road safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.*

5. The maximum number of heavy goods vehicles (HGVs) entering the site shall not exceed 1211 vehicles in a year. Records shall be maintained by the operator of the number of HGV movements into and out of the site and shall be made available within seven days upon the written request from the WPA. All such records shall be kept for at least 12 months.

*Reason: To ensure the number of HGVs entering and leaving the site can be satisfactorily accommodated on the local highway network in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.*

#### **Noise**

6. The plant operator, within 14 days of a request from the WPA, shall undertake and submit to the WPA for its approval in writing a noise impact assessment in accordance with BS4142:2014. Where the daytime Rating Level (inclusive of penalties – 07:00-23:00hrs) exceeds L90+5dB, or the night time Rating Level (inclusive of penalties – 23:00-07:00hrs) exceeds L90+0dB and is greater than 40dB, the operator shall include mitigation measures in the report submitted to the WPA for approval, and shall implement the approved measures within 14 days of their approval.

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

7. The maximum night time (23:00-07:00hrs)  $L_{Amax}$  levels attributable to operations on site shall not exceed 60dB when measured outside any bedroom window of a nearby residential receptor.

*Reason: In the interest of residential amenity and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

8. All plant, machinery and vehicles (excluding delivery vehicles which are not owned or under the direct control of the operator) used on the site shall incorporate white noise reversing warning devices and be fitted with silencers maintained in accordance with the manufacturer's specifications and recommendations.

*Reason: To minimise potential noise emissions from the site and to ensure compliance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.*

## **Drainage**

9. Within 2 months of the date of this planning permission the operator shall demonstrate (by the submission of drainage calculations) that the surface water lagoon and associated drainage system is adequately sized to accommodate a 30years plus climate change flood event. In the event that the drainage system does not meet this capacity, then upon the written request of the WPA the operator shall submit a drainage improvement strategy and implementation timetable to the WPA for approval in writing within 1 month of a formal request being issued by the WPA. Improvement works shall thereafter be carried out in accordance with a timetable which shall be agreed in writing by the WPA.

*Reason: To ensure the drainage facilities are of an adequate capacity to manage surface water flows from the site and to ensure compliant with Nottinghamshire and Nottingham Waste Local Plan Policies W3.5 and W3.6.*

## **Odour**

10. Vegetables delivered to the site for processing within the anaerobic digestion plant shall not be stored for more than seven days prior to their use within the digester.

*Reason: To minimize potential for odour releases and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.7.*

11. Only poultry waste arising from the adjacent poultry unit shall be managed within the anaerobic digestion plant hereby approved. The poultry waste shall be delivered from the manure store within the poultry unit directly to either the feed hopper of the digester unit or stored within the building. Poultry waste shall

not be stored on the open areas of the site at any time or within the silage clamp.

*Reason: To minimize potential for odour releases and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.7.*

12. Energy crops shall be stored in accordance with the details set out in the letter received from the operator on 17<sup>th</sup> October 2016 and agreed in writing by the WPA in a letter dated 25<sup>th</sup> November 2016. The working face of the silage clamp shall be minimised as far as practical.

*Reason: To minimise potential for odour releases and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.7.*

13. Solid end substrate shall not be stored within the open areas of the site except for small quantities of the material within the designated dry digestate storage area whilst it awaits removal from site. Any such small quantities shall not be stored on the site for a period exceeding 14 days.

*Reason: To minimize potential for odour releases and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policy W3.7.*

## **Landscaping**

14. The tree planting mix listed within paragraph 3.1 of the approved landscape specification prepared by Surtees Landscaping and Environmental Consultancy dated November 2016 shall be reviewed and supplemented to incorporate a proportion of evergreen species. This revised planting mix shall be submitted to the WPA for approval in writing within 2 months of the date of this planning permission. The landscaping of the site shall thereafter be implemented in accordance with the approved revised planting specification in the first available seeding and planting seasons. The landscaping shall thereafter be managed in compliance with the maintenance schedule set out within Paragraphs 5.1 – 5.3 of the approved landscape specification for a period of 5 years.

*Reason: To minimise visual impacts of the site and to ensure compliance with Nottinghamshire and Nottingham Waste Local Plan Policies W3.3 and W3.4.*

## **Notes to applicant**

1. Western Power advise that the company have electrical equipment in close proximity to the site and request that safe working practices are followed by the development in accordance with the following documents:
  - HSG(47) - Avoiding danger from underground services
  - G56 – Avoidance of danger from overhead lines