

**RECOMMENDED PLANNING CONDITIONS (1/18/00217/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, stockpiling and recycling of inert construction and demolition waste materials using mobile plant to produce aggregate products for export from the site. The crushing, screening and stockpiling of waste and processed materials shall only take place within the area edged red on Plan Drawing No. NT13454 Drawing titled '1/23/97/10 Red Line Boundary' dated November 2017 and received by the Waste Planning Authority (WPA) on 21<sup>st</sup> November 2017. The development hereby permitted also includes the provision of a lorry turning area and associated works as shown on Drawing No. DAN A 107 received by the WPA on 1<sup>st</sup> May 1997.

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) Drawing No. DAN A 107 received by the WPA on 1<sup>st</sup> May 1997;
- (b) Drawing No. DAN 142 B received by the WPA on 23<sup>rd</sup> February 1998;
- (c) Drawing No. DAN 142 C dated 19.2.98 received by the WPA on 9<sup>th</sup> March 1998;
- (d) Supporting letter Ref: ST/NT13454/002 dated 17 November 2017 and planning application form received by the WPA on 21<sup>st</sup> November 2017;
- (e) Ecological Constraints Plan by RammSanderson Ecology, date of issue 20/06/2017, Reference RSE\_1112 Daneshill Landfill Site, received by 21<sup>st</sup> November 2017;
- (f) Drawing No. NT13454 Drawing titled 'Boundaries' dated November 2017 and received by the WPA on 21<sup>st</sup> November 2017;
- (g) Drawing No. NT13454 Drawing titled '1/23/97/10 Red Line Boundary' dated November 2017 and received by the WPA on 21<sup>st</sup> November 2017;
- (h) Drawing No. 348T019A Drawing titled 'Site Location Plan' Revision A dated 19<sup>th</sup> January 2000 and received by the WPA on 21<sup>st</sup> November 2017;
- (i) Planning Statement by Wardell Armstrong, date issued: November 2017, Job Number: NT13454, Report Number: 001, received by the WPA on 30<sup>th</sup> November 2017.

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

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

*Reason: To ensure that the operations do not adversely affect the future landfilling of the site.*

3. 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: To enable the WPA to control the development and to minimise its impact on the amenity of the local area in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.*

#### Access and Wheelwashing

4. All heavy goods vehicles (HGVs) 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.*

5. The number of HGVs 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.*

6. Permitted signs erected at each end of the access road warning pedestrians of HGV use and informing HGV drivers of pedestrian use shall be implemented in accordance with the approved details identified on Plan Drawing No. DAN A 142C dated 19.2.98 received by the WPA on 9<sup>th</sup> March 1998; and details listed and approved by the WPA in a letter dated 20<sup>th</sup> February 1998 including further information received by the WPA on 3<sup>rd</sup> December 1997 from Global Environmental including an attached drawing showing the location of the 'Give way' and 'Give way Ahead' signage. The signage shall thereafter be maintained in accordance with the approved details for the duration of the development.

*Reason: In the interests of highway safety.*

#### Site Layout

7. The site layout including the position of all plant used on the site; all areas used for the storing of waste and processed materials; all internal haul routes and parking areas including surfacing materials; and boundary hedges and trees to be protected, managed and enhanced throughout the operation shall be implemented in accordance with the approved details identified on Plan Drawing No. DAN A 142C dated 19.2.98 received by the WPA on 9<sup>th</sup> March 1998; and details listed and approved by the WPA in a letter dated 20<sup>th</sup> February 1998 including

further information received by the WPA on 3<sup>rd</sup> December 1997 from Global Environmental including attached drawings showing the location of the crushing and screening plant; the location of storage bunds for waste (feedstock) and product (processed materials); the location of internal haul routes and parking areas (surfaced with hardcore and compacted); showing the location of existing shrubs and trees to be retained and additional tree planting. The plant, storage areas (waste and processed materials), internal haul routes and parking areas, and all boundary hedges and trees (to be protected, managed and enhanced throughout the operation), 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 means of enclosure of the site and of areas within the site as described in Condition 7 shall be implemented in accordance with the approved details identified on Plan Drawing No. DAN A 142C dated 19.2.98 received by the WPA on 9<sup>th</sup> March 1998; and letters dated 30<sup>th</sup> March 1998 received by the WPA on 6<sup>th</sup> April 1998, 24<sup>th</sup> June 1998 Reference DH.DARF(1) received by the WPA on 25<sup>th</sup> June 1998, and 26<sup>th</sup> June 1998 Reference DH.DARF(2) received by the WPA on 30<sup>th</sup> June 1998 from Global Environmental and approved in a letter from the WPA dated 26<sup>th</sup> June 1998. The means of enclosure both of the site and of 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.*

9. The drainage works to the site shall be implemented in accordance with the approved details identified on Plan Drawing No. DAN A 142B (details also shown on revised plan Drawing No. DAN A 142C) received by the WPA on 23<sup>rd</sup> February 1998 and details contained in a letter dated 11<sup>th</sup> February 1998 from Global Environmental received by the WPA on 13<sup>th</sup> February 1998. Both of which revised drainage details at the waste recycling centre at Daneshill Landfill Site approved in a letter from the WPA dated 3<sup>rd</sup> March 1998. The drainage scheme shall thereafter be maintained in accordance with the revised details for the duration of the development.

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

#### Operational Matters

10. 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.*

11. 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 paragraph 2 of a letter from Waste Recycling Group dated 6<sup>th</sup> May 2003 received by the WPA on 7<sup>th</sup> May 2003; and approved by the WPA in a letter dated 15<sup>th</sup> May 2003 subject to the

restriction that should it prove impossible to place this unsuitable material in the secure container provided by the scheme that the unsuitable material is taken off site for disposal at a suitably authorised site with immediate effect. 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.*

12. 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 materials or operation of any plant or machinery shall be carried out on Sundays or Public or Bank Holidays.

*Reason: In the interests of residential amenity.*

13. All fuel, oil and liquid chemical 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 and 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.*

14. 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

15. Best practicable means 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 by 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 highway.

*Reason: In the interests of highway safety.*

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

*Reason: In the interests of residential amenity.*

17. Best practicable means 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.*

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

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

#### Restoration

19. 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.*

20. 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

21. 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.*

22. 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 21<sup>st</sup> 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).*

23. 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.*