

**RECOMMENDED PLANNING CONDITIONS (1/18/00219/CDM)**

**Scope of the permission and approved plans**

1. This permission is for the temporary stockpiling of recycled inert materials only in the area identified and edged red on Plan Drawing No. NT13454 Drawing titled '1/29/06/00010 Red Line Boundary' dated November 2017 and received by the Waste Planning Authority (WPA) on 21<sup>st</sup> 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) 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;
- (b) 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;
- (c) Drawing No. NT13454 Drawing titled 'Boundaries' dated November 2017 and received by the WPA on 21<sup>st</sup> November 2017;
- (d) Drawing No. NT13454 Drawing titled '1/29/06/00010 Red Line Boundary' dated November 2017 and received by the WPA on 21<sup>st</sup> November 2017;
- (e) 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;
- (f) 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: In order that the situation may be reviewed in the light of circumstances pertaining and to secure the satisfactory restoration of the site.*

3. Notwithstanding the provisions of the Town and Country (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 Wheel washing

4. All heavy goods (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.*

5. 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.*

### Operational Matters

6. No crushing and screening operations shall take place within the application site as shown on plan Drawing No. NT13454 Drawing titled '1/29/06/00010 Red Line Boundary' dated November 2017 and received by the WPA on 21<sup>st</sup> November 2017.

*Reason: To accord with the submitted details and in the interests of residential amenity.*

7. Stockpiles of unprocessed and processed inert materials shall not exceed 4 metres in height above existing ground level without the prior written approval of the WPA.

*Reason: In the interests of visual amenity and to accord with the submitted details.*

8. Only clean inert waste materials shall be stockpiled on site. There shall be no biodegradable, putrescible or potentially polluting material accepted or stockpiled at the site.

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

9. 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. No operations shall take place on Sundays, Public or Bank Holidays.

*Reason: To accord with the submitted application details and in the interests of local amenity.*

10. There shall be no discharge of foul or contaminated drainage from the site into either the ground water or any surface waters, whether direct or via soakaways.

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

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to

the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above the ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

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

### Environmental Controls

12. All operations shall be carried out in a manner to minimise the emission of dust from the site. In order to control dust from the internal traffic movements, all haul roads within the site shall be maintained in a good condition and shall be kept moist in dry and windy conditions as necessary. Any dry exposed area/material shall be watered as necessary in windy conditions to prevent dust becoming airborne. Dust filters shall be fitted where appropriate on all plant and machinery.

*Reason: In the interests of local amenity.*

13. 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 include:
- (a) HGV's to use the wheelwashing facilities as necessary;
  - (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.*

14. Noise levels associated with the 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.*

15. 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 stockpiling of

- (f) materials for export during periods of dry and windy weather.

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

16. No plant, machinery or vehicles shall use the site unless fitted with silencers maintained in accordance with the manufacturer's recommendation and specifications.

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

### Restoration

17. 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 ensure that the site is satisfactorily restored.*

18. 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

19. 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.*

20. 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).*

21. 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.*