

RECOMMENDED PLANNING CONDITIONS

Commencement

1. The development hereby permitted shall be begun within 3 years for the date of the date of the permission.

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

2. The Waste Planning Authority shall be notified in writing of the date of commencement at least seven days, but not more than 14 days prior to its commencement.

Reason: To enable the WPA to monitor compliance with the conditions of the planning permission.

Approved plans

3. The development hereby permitted shall only be carried out in accordance with the following plans and documents, except where amendments are made pursuant to other conditions below or through the approval of non-material amendment to the permission.
 - a. Revised planning application form received by the WPA on 06/06/2019.
 - b. Revised location plan (O>S based extract with red line) received by the WPA on 27/03/2019.
 - c. Revised Site Layout Plan Scale 1:200 received by the WPA on 29/03/2019.
 - d. Elevations and floor plan received by the WPA on 02/05/2018, with the exception of the drainage storage tank to serve the internal floor area of the clinical waste storage area which has been omitted from the scheme.
 - e. Layout of asbestos storage area received by the WPA on 27/03/2019.
 - f. Revised layout of parking, clinical and asbestos waste operating areas received by the WPA on 12/06/2019.
 - g. Revised supporting statement received by the WPA on 06/06/2019.

Reason For the avoidance of doubt as to the development permitted.

Waste transfer activities permitted at the site

4. Planning permission is provided for waste transfer activities associated with the management of asbestos and clinical waste only. All incoming loads shall be inspected to ensure compliance with these consented waste types. Any loads

which fall outside those permitted shall be rejected and immediately removed from the site.

Reason: To ensure that waste management facilities provided on the site are appropriate to ensure that the development does not adversely impact on any element of environmental quality or the quality of life of those living and working nearby in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Local Plan.

5. No more than 48 tonnes of asbestos and 4 tonnes of clinical waste shall be imported to the site in any 7-day period. Written records of waste inputs identifying the type and quantity of waste being imported to the site shall be kept by the operator, these records shall be made available to the WPA within seven days of a request.

Reason: To ensure that vehicle movements are limited to an appropriate level and ensure site activities do not adversely affect the free flow of traffic on surrounding roads in compliance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15.

Hours of operation

6. Except in case of emergency where life, limb and property are in danger, which shall be notified to the WPA in writing within 48 hours of its occurrence, the site shall not be operated except between the following permitted hours:
 - 07.30 to 17.00 Monday to Friday; and
 - 07.30 to 12.00 on Saturdays.

Outside of these hours including Sundays, Public or Bank Holidays, the site shall be closed for the receipt, movement and transfer of waste and operation of any associated machinery. With the exception of movement sensitive security lighting which shall be timed to switch off after a maximum 5 minutes illumination time, floodlighting shall not be illuminated at the site outside the times specified above. For the avoidance of doubt, the office accommodation may be operated outside these hours.

Reason: In the interest of the amenity of nearby occupiers and to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Local Plan – Part 1 – Waste Core Strategy.

Noise

7. Machinery operated at the site shall be restricted to delivery vehicles, fork lift truck, bowser plant and handheld tools unless agreed in writing with the WPA.

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1- Waste Core Strategy.

8. All mobile plant and vehicles under the control of the operator shall employ white noise (broadband) reversing alarms.

Reason: To minimise noise associated with the operation of the site, and in the interests of local amenity to accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part1- Waste Core Strategy.

Vehicle Movements

9. The number of waste carrying vehicles accessing the site shall not exceed the following limits:

- 90 light goods vehicles (vehicles with a gross vehicle weight of no more than 3.5 tonnes) per week associated with the delivery of asbestos or clinical waste.
- 6 Heavy Good Vehicles per week to remove the bulked asbestos or clinical waste from the site.

A written record shall be kept by the site operator of the number of waste carrying vehicles entering and leaving the site and the type of waste being carried by the vehicle. The written record shall be made available to the WPA in writing within 7 days of a written request from the WPA.

Reason: To ensure traffic and associated impacts are limited, so not to create an unacceptable disturbance to local communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

10. Signs shall be erected at the site and shall be maintained for the life of the development, and instructions shall be provided to all drivers of waste carrying vehicles to request them to access and leave Sandy Lane and the application site from via Sandy Lane and the Sandy Lane/A57 roundabout to the west and thus to avoid travelling through Worksop Town Centre. The instructions provided to all drivers shall include details of the penalties which the company shall impose on drivers for not abiding with the routeing arrangements and include provisions to restrict/ban any drivers who are caught not abiding by the routeing arrangements on more than one occasion.

Reason: To minimise disturbance to residential communities associated with the movement of delivery vehicles in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy and Policy W3.15 of the Nottinghamshire and Nottingham Waste Local Plan.

11. The off-street car parking spaces and waste carrying vehicle manoeuvring areas identified on the site elevation plan received by the WPA on 2nd June 2019 shall be made available for staff/customer parking and vehicle manoeuvring and kept clear of obstructions at all times.

Reason: To ensure adequate facilities are provided for off-street parking and manoeuvring in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

Site Security

12. The site boundaries shall be maintained in such a manner to secure the site.

Reason: To ensure waste transfer activities are undertaken safely in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

Operational controls relating to the transfer of asbestos waste

13. Prior to the importation of asbestos waste to the site, the existing 15m x 11.5m hardstanding area shall be improved to provide an impermeable concrete base with 200mm high perimeter kerb edgings and drainage falls engineered to provide discharge to a new filtered drainage tank designed to collect any asbestos fibres prior to water soaking into the underlying ground in accordance with the details identified on Drawing: Layout of asbestos storage area received by the WPA on 27/3/2019 and set out in the revised supporting statement received by the WPA on 6/6/2019. The operator shall provide written certification from an appropriately qualified engineer to confirm that the tank has been installed as approved. The impermeable pad and drainage system shall be retained throughout the operational life of the site and the asbestos filter system shall be inspected and cleaned every week, written records shall be maintained of these weekly inspections, and a copy of this record shall be made available to the WPA within seven days of a request.

Reason: To prevent pollution of the water environment in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

14. All asbestos waste transfer activities shall be undertaken from the 15x11m bunded impermeable concrete pad and no other parts of the site. Asbestos delivered to the site shall:
- Be inspected prior to unloading to ensure that it is wrapped and sealed in two polythene bags. Any asbestos waste that does not meet this criterion shall be rejected and not permitted to be unloaded at the site.
 - All unloading of asbestos waste from delivery vehicles shall be undertaken on the impermeable concrete pad. During the transfer of bagged asbestos waste the air shall be dampened by a misting system.
 - Asbestos waste shall be placed directly into the lockable container skips sited within the bunded concrete hardstanding area. The polythene bags shall not be opened at the site and there shall be no processing of asbestos waste at the site.
 - The asbestos waste containing skips shall be locked shut at all times except during periods when asbestos waste is being placed into the skips.
 - No asbestos waste shall be stored in the open air, outside the lockable skips at any time.

Reason: To ensure the asbestos transfer activities are undertaken safely and do not endanger occupants of surrounding land in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

15. In the event that an asbestos containing polythene bag becomes split during the delivery process then the operator shall immediately clean up the spillage utilising a fibre suppressant and a H type vacuum, the underlying area would be dampened/washed down to remove any asbestos fibres which may have settled on the ground.

Reason: To ensure the asbestos transfer activities are undertaken safely and do not endanger occupants of surrounding land in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

Operational controls relating to the transfer of clinical waste

16. All clinical waste transfer activities shall be undertaken within the existing building at the site in accordance with the details set out within the supporting statement. Clinical waste delivered to the site shall:
- Be inspected prior to unloading to ensure that it is wrapped and sealed in polythene bags. Any clinical waste that does not meet this criterion shall be rejected and not permitted to be unloaded at the site. The site shall not receive any body parts.

- All unloading of clinical waste from delivery vehicles shall be undertaken on the impermeable concrete pad within the building.
- Clinical waste shall be placed directly into skips stored in the building. The polythene bags shall not be opened at the site and there shall be no processing of clinical waste at the site.
- The clinical waste containing skips shall be covered at all times, except during periods when clinical waste is being placed into the skips.
- No clinical waste shall be stored in the open air outside the skips, at any time.

Reason: To ensure the clinical waste transfer activities are undertaken safely and do not endanger occupants of surrounding land in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

17. Clinical waste spillage kits shall be provided at the site at all times. In the event of a spillage of clinical waste, the operator shall immediately clean up the spillage utilising the spill kit.

Reason: To ensure the clinical waste transfer activities are undertaken safely and do not endanger occupants of surrounding land in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

18. The operator shall carry out odour vermin and fly monitoring on a daily basis, recording the results of the monitoring within a written log. In the event that odour, vermin or fly issues are detected at the site, either through the monitoring regime or during inspections made by the WPA, then the operator shall investigate and identify the source of the nuisance and neutralise it by use of masking deodoriser and vermin/fly control measures. The problematic waste shall thereafter be removed from the site within 24 hours. Prior to extended closure periods associated with weekends and Bank Holidays the operator shall ensure that the minimum amount of clinical waste is stored on the site, any full skips of clinical waste shall be removed from the site for disposal/incineration prior to closure on these days. The written monitoring records shall be kept by the operator and made available to the WPA within seven days of a request.

Reason: To ensure the clinical waste transfer activities are undertaken safely and do not endanger occupants of surrounding land in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1- The Waste Core Strategy.

Management of potential ground contamination

19. If during the development, contamination not previously identified is found to be present, no further works shall be carried out in the area of identified contamination until a remediation strategy to deal with unsuspected contamination has been submitted to and approved in writing by the WPA. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that any ground contamination that may be discovered during the course of the development is remediated to an appropriate standard and therefore avoid risks from pollution, in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

20. With the exception of works associated with the installation of the drainage tank to serve the asbestos processing area, the existing surface of the site shall not be excavated and the underlying ground exposed without the prior written agreement of the WPA

Reason: To ensure that any ground contamination that may be discovered during the course of the development is remediated to an appropriate standard and therefore avoid risks from pollution, in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Notes to applicant

1. Any operation of the proposed facility would require an environmental permit, which would be granted and regulated by the Environment Agency. To obtain advice on applying for an environmental permit, we would direct the applicant to the following website address, to complete the Environmental Permit Pre-application Advice Form.

<https://www.gov.uk/government/publications/environmental-permit-pre-applicationadvice-form>