

RECOMMENDED PLANNING CONDITIONS

Commencement

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

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

2. The Minerals Planning Authority (MPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of development.

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

Permission

3. Unless amendments are made pursuant to the other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Drawing Ref: BHA2 titled 'Application and Ownership Boundaries' – received by the MPA on 16 July 2015;
- b) Drawing Ref: 47070055-GW-004 titled 'Monitoring Borehole Design' – received by the MPA on 16 July 2015;
- c) Planning Application Forms – received by the MPA on 16 July 2015;
- d) Hewden Welfare Accommodated product specification details – received by the MPA on 16 July 2015;
- e) Attachment 1 titled 'Scheme Description' – received by the MPA on 16 July 2015;
- f) Attachment 2 titled 'Flood Risk Assessment' – received by the MPA on 16 July 2015;
- g) Attachment 3 titled 'Noise Evaluation' – received by the MPA on 16 July 2015;
- h) Attachment 4 titled 'Contaminated Land Review' – received by the MPA on 16 July 2015;
- i) Attachment 5 titled 'Planning Policy Statement' – received by the MPA on 16 July 2015;

- j) Phase 1 and 2 Environmental Site Assessment – received by the MPA on 16 July 2015;
- k) Additional Information Ref: 001/IGas-001-M/SJW/JC and associated Ecological Impact Assessment, Bryophyte Survey, Lichenological Appraisal and Cultural Heritage Assessment – received on 18 September 2015;
- l) Additional Information Ref: 002/IGAS-001-M/SJW/JC and annexes A-F – received by the MPA on 19 November 2015.

Reason: To ensure the development is carried out in accordance with the approved documents.

- 4. The boreholes hereby permitted shall be no more than 40 metres in depth.

Reason: To ensure the development is carried out as approved.

- 5. From the commencement of the development to the completion of construction a copy of this permission including all plans and documents hereby approved, and any other documents and plans subsequently approved in accordance with this permission shall be available at the site office for inspection by the MPA during normal working hours.

Reason: To ensure the development is carried out in accordance with the approved documents.

Duration of Operations

- 6. The development hereby permitted is for a temporary period only, expiring five years after the commencement of development as notified under Condition 2 above.

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

- 7. Upon the expiry of the temporary period the boreholes shall be abandoned in accordance with the appropriate guidance at the time and the sites shall be restored to their original conditions as detailed on Drawing Ref: I2 titled 'Phase 1 Habitat Map' – received by the MPA on 18 September 2015.

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

Airport Safeguarding

- 8. The rig used to drill the boreholes hereby permitted shall not exceed 10 metres in height.

Reason: In the interests of aerodrome safeguarding and in the interests of visual amenity in line with Policy M3.3 of the Nottinghamshire Minerals Local Plan (MLP).

Traffic and Highways

9. Instructions shall be issued to all HGV drivers accessing and leaving the site to avoid the village of Misson.

Reason: In the interests of public amenity in line with Policies M3.13 and M3.14 of the MLP.

10. HGVs shall only turn left to enter, and right to exit, the site.

Reason: In the interests of public amenity in line with Policies M3.13 and M3.14 of the Nottinghamshire Minerals Local Plan

Contamination

11. If during the course of development unexpected made ground is encountered in the vicinity of drilling works, localised excavation of the made ground shall be undertaken prior to any further drilling being undertaken.

Reason: To protect groundwater in accordance with M3.8 of the MLP.

12. Prior to and during the construction of each groundwater monitoring borehole, the borehole location shall be cleared for the presence of unexploded ordnance by an unexploded ordnance specialist, in accordance with the details provided in the Phase 1 and 2 Environmental Site Assessment – received by the MPA on 16 July 2015.

Reason: In the interests of safety and the protection of site workers.

13. No HGV movements to and from the site associated with the development hereby permitted shall take place when Springs Road is closed.

Reason: In the interests of groundwater monitoring and in accordance with M3.8 of the MLP and in the interests of public amenity in line with Policies M3.13 and M3.14 of the MLP.

Noise

14. Noise emissions from the drilling rig shall not exceed 91dB(A) at a distance of 7 metres.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the MLP.

15. There shall be no residential occupation of Misson Springs Cottage for the duration of drilling works.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the MLP.

16. There shall be no boreholes drilled within 155 metres of the nearest noise sensitive receptor.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the MLP.

17. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence, or with the prior agreement of the MPA) the development hereby permitted, including vehicular movements to and from the site, shall only take place between the hours of 07:00 – 19:00 Mondays to Fridays. There shall be no operations and no vehicular movements on Saturdays, Sundays, Public or Bank Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the MLP.

Ecology

18. Works shall be undertaken in accordance with the Great Crested Newt Precautionary Working Method Statement – received by the MPA on 19th November 2015.

Reason: In the interests of wildlife conservation.

19. With the exception of the boreholes adjacent to Misson Springs Cottage there shall be no vegetation clearance, drilling or restoration between 3rd March and 1st September in any year. For the boreholes adjacent to Misson Springs Cottage there shall be no vegetation clearance, drilling or restoration between 1st April and 1st September in any year.

Reason: In the interests of wildlife conservation.

Archaeology

20. In the event of unexpected made ground requiring excavation in line with Condition 12, before development continues a scheme for an archaeological watching brief of the area to be excavated shall be submitted to, and approved in writing by, the MLP. The scheme shall thereafter be implemented as approved.

Reason: In the interests of archaeological recording in line with the National Planning Policy Framework (NPPF).

Dust

21. Measures shall be taken where necessary to ensure that dust emissions from the site are controlled. This shall involve taking any, or all, of the following steps as appropriate:

- a) The use of water bowsers and sprinkler systems to dampen drilling operations;

- b) The temporary cessation of drilling during periods of excessively dry and windy weather;
- c) Regular cleaning of all hard surfaced areas of the application site and associated access roads.

Reason: In the interests of residential amenity in accordance with Policy W3.7 of the MLP.

NOTES TO APPLICANT

1. There is a requirement to notify the Health and Safety Executive in the event that any of the proposed boreholes are over 30 metres in depth and within 1km of a mine.
2. Natural England has requested that an environmental management method statement is prepared and issued to workers undertaking the groundwater monitoring boreholes. The method statement should outline good practice measures and procedures that are to be adopted by workers to ensure the safe storage and removal of drill cuttings and waste water.
3. The Environment Agency highlight that information on groundwater quality and levels is useful and request that the results of monitoring are shared with them. As such, they request the submission of a groundwater monitoring scheme so that they can advise on whether the monitoring parameters and frequency of monitoring is appropriate.