

RECOMMENDED PLANNING CONDITIONS - PROPOSED VARIATIONS TO THE SOIL MANAGEMENT AREAS, THE INTERNAL LINKING ACCESS ROAD AND THE INSTALLATION OF WELFARE AND OFFICE PORTACABINS AND TOILET BLOCK UNIT (1/18/00791/CDM)

1. This permission relates to the continuation of the use of land for the management of soils and waste within the red line on Drawing No. 163033/PL/SMA/D/005 titled 'Planning Application & Existing Restoration Boundary' – received by the WPA on 24 May 2018.

Revised: To define the extent of the planning permission.

Commencement and Duration of Development

2. This planning permission is for a temporary period only, ceasing on 21 May 2023. Upon cessation of the development all material, waste, plant, machinery and buildings shall be removed. Should use of the site cease prior to this date the WPA shall be notified within 14 days of cessation.

Reason: To secure the proper restoration of the site within an acceptable timescale and in accordance with Policy W4.2 of the Nottinghamshire and Nottingham Waste Local Plan (WLP) and Policy M4.5 of the Nottinghamshire Minerals Local Plan (MLP).

Approved Details and Plans

3. The development hereby permitted shall only be carried out in accordance with the following documents, unless amendments are made pursuant to other Conditions:
 - a) Drawing No. 163033/PL/SMA/D/002 titled 'Soil Management Area B Block Plan' – received by the WPA on 24 May 2018;
 - b) Drawing No. 163033/PL/SMA/D/003 titled 'Soil Management Area A Block Plan' – received by the WPA on 24 May 2018;
 - c) Drawing No. 163033/PL/SMA/D/004 titled Ancillary Building Section Plan' – received by the WPA on 24 May 2018;
 - d) Planning Application Forms – received by the WPA on 24 May 2018;
 - e) Planning Statement covering letter – received by the WPA on 24 May 2018;
 - f) Design and Access Statement – received by the WPA on 24 May 2018;

g) Flood Risk Statement – received by the WPA on 24 May 2018;

Reason: For the avoidance of doubt.

4. From the commencement of the development to its completion, a copy of this permission, including all plans and documents hereby approved and any other plans and documents subsequently approved in accordance with this permission and its conditions shall always be available at the site offices for inspection by the WPA during normal working hours.

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

Soil Management

5. Development shall be carried out in accordance with the approved Materials Management Plan for Bulk Filling Works to Spoil Heap at Welbeck Colliery Meden Vale (Job No. 121142 Rev F) dated 18 January 2016 – received by the WPA on 17 February 2016.

Reason: To protect users of the site and ground and surface water from pollution in accordance with Policy W3.5 and W3.6 of the WLP; Policy M3.8 of the MLP; and Policies NE17 and DWM1 of the MDLP.

Hours of Working

6. 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 WPA within 48 hours of their occurrence, or with the prior agreement of the WPA) the development hereby permitted shall only take place within the following hours:

Activity	Day	Hours
HGV arrival and departure	Monday to Friday	08:00 – 18:00
	Saturday	08:00 – 13:00
	Sundays, Public or Bank Holidays	These activities shall not occur
Waste and fill material transfer around the site and placement	Monday to Saturday	07:00 – 19:00
	Sundays, Public or Bank Holidays	These activities shall not occur
Train arrival, unloading and departure	7 Days a Week	24 Hours a Day

Reason: In the interest of amenity and in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

Dust

7. Measures shall be taken to minimise the generation of dust from operations at the site. These shall include, but not necessarily be limited to, any or all of the following steps as appropriate:
- i) The use of water bowsers to dampen haul roads, inert waste and construction fill material stockpiles, and other operational areas of the site;
 - j) Internal roadways, storage areas and hard surfaces shall be regularly swept to keep them free of mud and debris likely to give rise to dust;
 - k) The regular re-grading of internal haul roads;
 - l) Bulk loads arriving at or leaving the site shall be carried in enclosed or sheeted containers;
 - m) The fitting of all mobile plant with exhaust systems which cannot be emitted in a downward direction;
 - n) Soil storage mounds which are not to be used within 3 months shall be graded and seeded;
 - o) The minimisation of exposed surfaces on the soil mound, both the working area and the area being restored;
 - p) Upon the request of the WPA, the temporary suspension of waste and construction fill material movement or placement in periods of unfavourably dry or windy weather conditions.

Reason: In the interests of the amenity of nearby occupiers and to accord with Policy W3.10 of the WLP and Policy M3.7 of the MLP.

Noise

8. All mobile plant on site shall be fitted with effective silencers in accordance with the manufacturers' recommendations and maintained in accordance with the manufacturers' specifications.

Reason: To mitigate noise impact in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

9. All mobile plant on-site shall be fitted with smart audible alarms adjusted to background noise levels at all times.

Reason: To mitigate noise impact in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

10. All conveyor systems used to transfer waste and construction material around the site shall be fully enclosed.

Reason: To mitigate noise impact in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

11. The noise bunds around the southern side of SMA(A) shall be retained and maintained for the life of the development in accordance with Drawing No. 163033/PL/SMA/D/003 titled 'Soil Management Area A Block Plan' – received by the WPA on 24 May 2018.

Reason: To mitigate noise impact in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

12. In the event that the WPA consider that operational noise emissions from activity at the site is likely to generate complaints the operator shall undertake a noise survey within 2 weeks of a written request from the WPA. The noise survey shall be undertaken in accordance with BS4142:1997 and shall be carried out under the supervision of the WPA. The results of the noise survey shall be provided to the WPA for its written approval within 1 month of the survey being undertaken. Should the results of the noise survey suggest that further mitigation measures are necessary these shall be identified within the report and implemented within 1 month following their approval by the WPA, unless otherwise agreed in writing by the WPA.

Reason: To mitigate noise impact in accordance with Policy W3.9 of the WLP and Policy M3.5 of the MLP.

Ecology

13. Should any protected species be found on-site during the course of the development hereby permitted, operations shall immediately cease until a suitable mitigation scheme has been implemented in full accordance with details previously submitted to and approved in writing by the WPA.

Reason: To safeguard protected species and to accord with Policy W3.22 of the WLP, Policy M3.17 of the MLP and Policy NE12 of the Mansfield District Local Plan (MDLP).

Traffic and Transport

14. All Heavy Goods Vehicle (HGV) movements and construction workforce traffic shall only use the routes shown on Figure 9.1 of the Environmental Statement - Volume 2 titled 'Vehicle Routing Strategy' received by the WPA on 27 January 2012. Vehicles shall only use the existing access / egress off the A616 when travelling to and from the site from all directions. The approved vehicle route shall be issued to all HGV drivers visiting the site and a sign at the site entrance instructing HGV drivers to only turn right out of the site, and left into the site, shall be installed and maintained for the life of the development.

Reason: To minimise traffic impact on the surrounding residential areas and in accordance with Policy W3.15 of the WLP and Policies M3.13 and M3.14 of the MLP.

15. In combination with Planning Permission Ref: 2/2017/0525/NCC the number of HGV movements associated with the site shall not exceed 300 per weekday (150 in, 150 out) and 150 (75 in, 75 out) on a Saturday. There shall be no HGV deliveries to the site on Sundays, Public or Bank Holidays. A record shall be kept by the operator of the number of HGV movements into and out of the site on a daily basis. These records shall be made available to the WPA within seven days of a written request from the WPA. All such records shall be kept for at least 12 months.

Reason: To minimise traffic impact on the surrounding residential areas and in accordance with Policy W3.14 of the WLP and Policies M3.13 and M3.14 of the MLP.

Contamination

16. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage capacity of all storage containers. All filling points, vents and site glasses must be located within the bund. There must be no drain through the bund floor or wall.

Reason: To protect ground and surface water from pollution in accordance with Policy W3.5 and W3.6 of the WLP, and Policy M3.8 of the MLP.