



12 March 2024

Agenda Item: 7

REPORT OF INTERIM CORPORATE DIRECTOR FOR PLACE

BASSETLAW DISTRICT REF. NO.: 1/23/01269/CDM

**PROPOSAL: INSTALLATION OF A NEW SEWAGE PUMPING STATION
 COMPRISING A NEW PUMP HOUSE KIOSK, CHEMICAL DOSING RIG,
 HARDSTANDING AND BOUNDARY FENCING**

**LOCATION: ASHES PARK AVENUE, GATEFORD, WORKSOP,
 NOTTINGHAMSHIRE, S81 7NH**

APPLICANT: SEVERN TRENT WATER LIMITED

Purpose of Report

1. To consider a planning application for a sewage pumping station comprising a new pump house kiosk, chemical dosing rig, hardstanding and boundary fencing at Ashes Park Avenue, Worksop. The key issues relate to visual impact and loss of open space. The recommendation is to grant planning permission subject to the conditions set out in Appendix 1.

The Site and Surroundings

2. The planning application site, off Ashes Park Avenue, is situated in Gateford approximately 3km to the north of Worksop town centre. The wider area is predominantly residential to the north, south and west, and with agricultural land to the east (Plan 1).
3. Houses to the north are shielded from the site by a thick cluster of trees and other vegetation in which a small brook flows through. The houses facing the site along Gibson Court, Lerwick Close, and Blenheim Rise, to the south, are part-shielded by trees and vegetation, but due to their elevated position have a clear view of the site, especially from upper storey windows. These houses are about 80 metres away.
4. The site itself is located within a corridor of open grassland which is dotted with clusters of trees and forms part of general amenity/informal open space around the housing areas. An existing smaller sewage pump, which is surrounded by a metal palisade fence, exists in the same area, just outside the proposed site boundary. Access is via a small access drive off Ashes Park Avenue. The application site, extending to 890m², lies to the immediate southeast of the existing pumping station which covers an area of

77 m² in area. The land levels have a sharp rise off Ashes Park Avenue, creating the appearance of an earth bank, which slowly settles further north and away from Ashes Park Avenue. The access drive is cut into the earthworks which has resulted in banks on either side, with a maximum height of 1.5 metres.

Proposed Development

5. Severn Trent Water are conducting a number of sewage utility upgrades in the Worksop area; this planning application is one part to a wider improvement scheme which includes a number of elements which are permitted development (works not requiring planning permission) which have already commenced on, or in close proximity to, the application site. The applicant has stated that the proposal is needed to support a new sewer pipe which is being laid between Woodsetts sewage treatment works, located 2.4km north west of the application site, and Worksop sewage treatment works, 4km south east of the application site to help limit storm overflows as set out in the Environment Act 2021. The new pumping station specific to this application will also help keep up with the increasing demand in the local area due to new developments, such as housing and schools, that have or are being built nearby.
6. The proposed development is to construct a new sewage pumping station comprising a pump house kiosk, chemical dosing rig, and hardstanding. The proposed sewage pumping station would be surrounded by a 2.1-metre-high palisade security fence measuring 25 m x 21 m and painted holly green (see Plan 2). The kiosk would measure 7.4m by 8.1m, with a pitched roof 4.82m at its ridge. It would also be painted holly green and be sited on a concrete slab. The chemical dosing rig would measure 4.02m by 4.02m with a height of 4.15m high (Plan 3). An access spur would be built off of the existing drive so that service vehicles can gain access into the site.
7. The ground on site is proposed to be levelled to make it flat. This would result in an earth bund of approximately 1.2m high being created to the south of the development and so partly shield it from views to the south. Landscape planting would be provided as follows. Seven trees as well as hedging are to be planted along the southern edge to further screen the site (Plan 4). Along with these, three trees and a neutral grassland would be sown on the western boundary to help shield the site from the west. Once the trees have reached maturity, bird or bat boxes would be placed into the trees to help provide enhancements for local wildlife (Plan 5).
8. Once construction is complete and the site is in operation, it would be visited monthly to conduct routine checks and to top up chemical levels.

Consultations

9. **Bassetlaw District Council** – No objection.
10. **Environment Agency** – No objection. *The applicant is advised to have robust contingency plans in place for events such as pump failures or power outages. They are also advised to address in their design and maintenance regime early leak detection measures, particularly for odour.*

11. **NCC Highways Development Control** – No objection, subject to construction traffic management.
12. **NCC Lead Local Flood Authority** – No objection.
13. **NCC Planning Policy** – No objection subject to there being no unacceptable environmental and amenity impacts.
14. **NCC Archaeology** – has discussed the scheme with Severn Trent's archaeological consultant and has agreed a programme of work with them. *If planning consent is granted this should be conditional upon the scheme being implemented as discussed. Conditions are recommended requiring a written scheme of investigation to be submitted and approved prior to the commencement of development, and for the developer to secure the completion of a programme of archaeological work in accordance with the written scheme.*
15. **Via Countryside Access** – No objection.
16. **Via Geo-environmental** – Has requested a further geo-environmental desk-based study to be produced.
17. **Via Landscape** – No objection. Further screening of the site is recommended and a list of recommended Landscape Character species has been provided.
18. **NCC Nature Conservation** – No objection subject to a condition requiring a detailed scheme, including species mixes, establishment methods and maintenance regimes, based on proposals in the submitted Preliminary Ecological Appraisal Report. *The proposals directly affect a very small area of low-value habitat (amenity grassland plus hard standing), and the scheme will not give rise to any significant ecological impacts. Site landscaping, including the creation of a strip of neutral grassland with trees and the provision of bird and bat boxes will help deliver a net gain for biodiversity.*
19. **Via Noise Engineer** – No Objection subject to conditions regarding noise complaints and noise monitoring.
20. No response has been received from **Nottinghamshire Wildlife Trust, Cadent Gas Limited** or **National Grid Electricity Distribution**. Any responses received shall be orally reported.

Publicity

21. The application has been publicised by means of site notices, a press notice, and by neighbour notification letters sent to the ten nearest occupiers in accordance with the County Council's Statement of Community Involvement.
22. Three letters of representation have been received raising objections on the following grounds:
 - a) Visual impacts were the predominant issues raised along with the loss of the open space.

- b) Noise and odour impacts were also issues raised.
23. Councillor Sybil Fielding has significant concerns about this project and formally request that the application is brought before committee for determination.
24. The issues raised are considered and further explored in the Observations Section of this report.

Observations

Planning policy introduction

25. The Nottinghamshire and Nottingham Waste Core Strategy (WCS) sets out the overall vision, objectives, and broad policies for future waste management within Nottinghamshire. The key issues covered in the WCS that are relevant to the development at Ashes Park Avenue are identified below:
26. As set out in paragraph 4.10, over the next 20 years additional sewage treatment capacity is likely to be needed in Nottinghamshire, particularly the Worksop area. With population growth, additional and improved sewage infrastructure should be built to help manage new demands where needed, as is mentioned in paragraph 5.7.
27. Paragraph 7.43 states sites should be away from housing and designed to minimise their impact on the surrounding landscape. However, choice of sites will be limited by operational requirements such as pumping distances.
28. Policy WCS13 states that new waste treatment facilities will be supported only when there is no unacceptable impact on any element of environmental quality or the quality of life of those living or working nearby. Waste proposals should seek to maximise opportunities to enhance the local environment through the provision of landscape, habitat, or community facilities.
29. Policy WCS15 (Design of waste management facilities) states that all new or extended waste management facilities should incorporate high standards of design and landscaping, including sustainable construction measures.

Location of the development in context of the Development Plan

30. The WCS does not provide specific locations for new waste management developments but gives guidelines and broad principles to narrow down suitable locations and are set out by Policies WCS4 (Broad Locations for Waste Treatment Facilities) and Policy WCS7 (General Site Criteria) which breaks it down by different types and sizes of waste management facilities.
31. Under Policy WCS4, smaller/medium sized waste facilities will be supported close to or in built up areas including the Worksop area. Policy WCS7 recommends alternative areas for sewage treatment facilities, however this planning application is for a small site, not a large sewage treatment works, with the primary focus being the sewage pump, so this is not considered to be a concern.

32. Policy DM9 D. *Open Spaces and Sports Facilities* of the adopted Bassetlaw Core Strategy (BCS) requires new developments to not adversely affect or result in the loss of open spaces. Exceptions will be made if the open space is identified as surplus.
33. The Bassetlaw District Local Development Framework Proposals Map identifies the site as being within the urban area of Worksop, however it does not afford it any other special listing. The underpinning Green Infrastructure Study also does not identify the site as forming part of any green corridor.
34. Bassetlaw District Council are at an advanced stage of finalising a new Local Plan. The Council's Publication Version of its Policies Map lists the site as a "locally important open space" which falls under Policy ST46 of the emerging local plan. This policy has the strategic objective of protecting the "natural environment by maintaining, conserving and enhancing its characteristic landscapes, biodiversity, habitats and species..."; it also aims to supply and maintain more open areas for local residents to use for leisure activities. As this map and Plan has not yet been officially adopted, it is open to modifications. Policy ST46 has had modifications made to it over the past 3 years and may have more before being adopted. This impacts on the level of weight that can be afforded this policy at the present time.
35. It is acknowledged that the location is publicly accessible open space, however it has not been designated as a protected open space. Loss of open land will result from the development no matter where it is placed, however by having it located close to the existing pump results in a reduction in required developed land due to sharing existing utilities and the access drive.
36. While the loss of open space is important to recognise, as noted above, Bassetlaw DC have raised no objections to the proposal in principle and the publication version of the emerging Bassetlaw Local Plan has also not been officially adopted (it remains at the examination stage). The impact on the proposed development in the green area would be limited by its small footprint. On top of this the WCS stipulates that site choice is likely to be limited. With an older existing sewage pump being located close by it is reasonable to assume that surrounding infrastructure such as electrical connections are already in place which heavily reduces costs and disturbances to the surrounding area. Its proximity to new housing developments is also a requirement, and thus further limits the possible locations for the new site.
37. Considering all of these points it is considered that the location of the site is appropriate, subject to environmental and amenity impacts being acceptable. However, some conflict with Bassetlaw policies DM9 d. and emerging policy ST46 should be noted but is considered not to be sufficient to refuse permission for what is essential local infrastructure.

Design, Landscape and Visual Impact

38. WCS policies WCS13 (*Protecting and enhancing our environment*) and WCS15 (*Design of waste management facilities*) are relevant.

39. Paragraph 7 of the National Planning Policy for Waste (NPPW) seeks to ensure that waste management facilities are well-designed, so that they contribute positively to the character and quality of the area in which they are located.
40. The Waste Local Plan (WLP) Policy W3.3 (Plant and Buildings) seeks to minimise the visual impact of waste management facilities by siting them in locations which minimise impacts to adjacent land, providing appropriate screening and minimising building and storage heights. Similarly, WLP Policy W3.4 (Screening) seeks to secure both the retention and protection of existing features which have value in terms of screening and landscaping to minimise visual impacts, including earth mounding, fencing, and/or tree and shrub planting.
41. Policy DM4 B.v. – *Amenity* of the BCS states that new developments should not result in detrimental effects on residential amenity while Policy W3.29 of the WLP also states that planning permission should be refused to new developments which have a “significant adverse impact” on the existing landscape character or local amenity.
42. Paragraph 7.52 of the WCS states “Facilities should be designed to fit in with their surrounding landscape...” This means that the proposed development has to take into account the open green nature of much of its surrounding landscape into the design.
43. Visual impact has been a major concern from objectors, all of whom are residents who live on the other side of Ashes Park Avenue and have a clear view of the site from their houses. Paragraph 9.5.2 of emerging local plan suggests providing adequate distances between sites and screening sites to help minimise undue intrusion.
44. While the site location is a green open space, the existing sewage pump with its minimal screening and uncoloured fence close to the application site has to be considered in terms of the current amenity of the location. The closest distance to a house with direct views is also approximately 80 metres which is considered suitable. On top of this it is considered that with the addition of the proposed screening the development would not reach the threshold of being classed as unacceptable.
45. The plans for this development will have a fence around its perimeter and trees planted along its southern boundary; to add to this the levelling of land will create an earth bund. All of these will help screen the site from the view of properties. Vegetation will be planted around the fence, and the fence painted green, to help further increase screening and reduce visual impacts. Recommendations for the planting and colour details would be controlled via a condition attached to any grant of planning permission.
46. A Landscape and Ecological Management Plan, as recommended by planning condition, can detail long-term requirements for maintenance and aftercare.
47. Factoring the policies, guidance, and the current Development Plan it is considered that the distance between residential properties and the site is adequate and that the overall landscape changes and visual impacts are not significantly adverse or unacceptable. Subject to the imposition of conditions, including for a full landscaping scheme, the proposal is considered compliant with policy regarding local amenity, design and visual appearance.

Traffic, Access and Parking

48. Access to the site is already in place via an existing concrete track off Ashes Park Avenue. A short access spur would be formed into the new pumping station site. This is large enough for a service vehicle to be stationed on. Vehicles would be able to enter and exit Ashes Park Avenue in a forward gear due to a turning area already existing along the access track.
49. During operation there will be insignificant vehicle movements to occasionally service the facility. Further details of these are not considered necessary to inform the planning decision.
50. During construction some vehicles which cannot park in the site compound/access track may need to park on Ashes Park Avenue. Ashes Park Avenue is over six metres in width where it passes the application site, so on-street parking should not impact on the regular movement of traffic along the road.
51. Details of construction traffic management measures can be secured by condition, as recommended by NCC Highways. Subject to such an inclusion the proposal is considered to accord with WLP Policy W3.14 as vehicles can be satisfactorily accommodated.

Consideration of other Environmental Effects

52. NPPF paragraph 191 states that planning decisions should ensure that new developments are appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
53. The day-to-day control of environmental emissions from wastewater management are regulated and enforced by the Environment Agency. However, the environmental impact from the proposed development is considered insignificant with little to no emissions expected as well as low chances of any other wider environmental effects. Robust contingency plans, as recommended by the Environmental Agency, are recommended to limit any potential impacts that may arise in the unlikely event of equipment or electrical failure.

Noise

54. Saved Policy W3.9 (Noise) of the WLP enables the use of planning conditions to regulate and reduce the potential for noise emissions from waste management facilities. The policy suggests possible conditions over operating hours, sound proofing plant and machinery, stand-off distances, and the use of noise baffle mounds to help minimise noise impacts.
55. A noise assessment has not been submitted with this application; the applicant states this is due to the fact that the development is expected to have negligible noise impact on surrounding receptors due to distance and the nature of the equipment and

machinery used. An existing sewage pump close to the site which is not enclosed has not had any noise issues.

56. The additional development now proposed as well as other Permitted Development work also occurring on site in conjunction with the existing pump could create unknown cumulative noise impacts when working together. There could also be some temporary construction noise disturbances to the wider area for up to 9 months.
57. The monthly site visits once in operation are however deemed to have negligible noise impact.
58. Under the guidance of Policy W3.9 and in consultation with Via Noise Engineers a condition is recommended, were permission to be approved, to help monitor any future noise complaints and a mechanism to put in place mitigation if noise issues do occur both in the construction and operational phases.
59. Additionally, given the nearby residential receptors, the proposed hours during construction should be controlled via a condition as follows:

07.30 hrs to 18.00 hrs Monday to Fridays;

08.00 hrs to 17.00 hrs Saturdays.

No construction work should be undertaken on Sundays, Public or Bank Holidays.

Odour

60. WLP Policy W3.7 (Odour) enables the use of planning conditions to help limit the impact from odours emitted from waste facilities. The policy sets out a number of areas these conditions could cover such as odour masking agents, and removal of malodorous materials.
61. The applicant states that odour created from the development is expected to be negligible due to the distance to surrounding receptors as well as due to the nature of the equipment and machinery used. The chemical dosing station should help further limit potential odours. An existing sewage pump close to the site which is not enclosed has not had any odour issues. Sewage pumps as well as chemical dosing rigs in general rarely, if ever, result in odour concerns.
62. Considering these factors odour is not a concern and an odour condition is not needed. Odour should also be dealt with through Environment Agency regulation.

Ground and Surface Water/Flood Risk

63. The development is located in Flood Zone 1 (lowest risk) and will have minimal impact on both surface and ground water, thus flood risk and water impacts are not a concern.

Archaeology

64. The County Archaeologist has confirmed that she has been in contact with Severn Trent Water's archaeological consultant and a programme of works has been agreed. The consultant is monitoring the site whilst the ongoing permitted development works are taking place and has been in regular contact with the County Archaeologist in respect of these works. A condition requiring the implementation of an approved programme of archaeological works is recommended to ensure that any features of archaeological interest are protected in accordance with Policy W3.27 of the Waste Local Plan.

Ecology

65. A Preliminary Ecological Appraisal submitted with the application confirms that the site comprises cultivated amenity grassland of negligible value. The proposed landscaping would provide enhancements including provision of wildflower meadow grass and native tree planting, for which establishment and maintenance details can be secured by condition. Best practice for construction is recommended, including no night-time working and the covering of any excavations overnight, or alternatively the use of mammal ramps. Again, this can be secured by condition.

Contamination

66. Contamination is covered in the National Planning Policy Framework: Ground conditions and pollution, starting at paragraph 189.
67. Whilst a further geo-environmental report for the wider operations connected to this proposal has been submitted which identified no issues in the area of the site, a site-specific geo-environmental report for this proposal has not been submitted as recommended by Via Geo-environmental. However, it has been determined that a site-specific survey is not needed as no risks were identified in the wider report.
68. Due to this the likelihood of finding contamination during the construction phase is low but cannot be described as insignificant. A planning condition is recommended to deal with the presence of any unexpected ground contamination to reduce any impacts to the environment.

Other Options Considered

69. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly, no other options have been considered.

Statutory and Policy Implications

70. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality

duty, the safeguarding of children and adults at risk, service users, smarter working, and sustainability and the environment, and where such implications are material, they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

71. The development will be surrounded by perimeter security fencing. A pre-existing lockable barrier will stop cars from reaching the site. The site will have 24-hour cameras fitted.

Data Protection and Information Governance

72. Any member of the public who has made representations on this application has been informed that a copy of their representation, including their name and address, is publicly available and is retained for the period of the application and for a relevant period thereafter.

Human Rights Implications

73. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a Fair Trial) are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Public Sector Equality Duty Implications

74. The consideration of the planning application has been undertaken in compliance with the Public Sector Equality duty. Potential direct, indirect, and cumulative impacts from the proposal have been considered equally to all nearby receptors and resulting from this there are no identified impacts to persons with a protected characteristic. Throughout the decision-making process all people involved have been treated equally and fairly, regardless of their characteristics or identifications.
75. There are no Financial, Human Resources, Safeguarding of Children and Adults at Risk implications, or implications for Service Users.

Statement of Positive and Proactive Engagement

76. In determining this application, the Waste Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework. The Waste Planning Authority has identified all material considerations; forwarding consultation responses that may have been received in a timely manner; considering any valid representations received; liaising with consultees to resolve issues and progressing towards a timely

determination of the application. Issues of concern have been raised with the applicant, such as visual impact have been addressed through negotiation and acceptable amendments to the proposals. The applicant has been given advance sight of the draft planning conditions. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

77. It is RECOMMENDED that planning permission be granted subject to the conditions set out in Appendix 1. Members need to consider the issues set out in the report and resolve accordingly.

DEREK HIGTON

Interim Corporate Director for Place

Constitutional Comments

Planning and Rights of Way Committee is the appropriate body to consider the contents of this report by virtue of its terms of reference set out in the Constitution of Nottinghamshire County Council.

[JL 20.02.2024]

Financial Comments

There are no specific financial implications arising directly from this report.

[PAA29 22/02/2024]

Background Papers Available for Inspection

The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985 and you can view them at: www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=F/4587

Electoral Division and Member Affected

Worksop West

Councillor Sybil Fielding

Report Author/Case Officer

Cai Beacham

0115 977 2607

For any enquiries about this report, please contact the report author.

RECOMMENDED PLANNING CONDITIONS

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 Waste Planning Authority (WPA) 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 the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:

- (a) A7S13406-PEV-XX-ZZ-DR-C-0003: 3a) Proposed site layout plan received by the WPA and dated 19/10/23
- (b) A7S13406-PEV-XX-ZZ-M3-C-0100: 3b) Technical elevation plan received by the WPA and dated 04/01/24
- (c) A7S13406-PEV-XX-ZZ-DR-C-0082: 3c) Proposed Elevations received by the WPA and dated 09/11/23
- (d) A7S13406-PEV-XX-ZZ-PL-T-0006: 3d) Kiosk Elevations received by the WPA and dated 18/01/24
- (e) A7S13406-PEV-XX-ZZ-DR-C-0007: 3e) Dosing Elevations received by the WPA and dated 13/10/23

Reason: For the avoidance of doubt as to the development that is permitted.

4. No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation that has first been submitted to and approved in writing by the Waste Planning Authority. The completion of the programme of archaeological work shall be implemented in accordance with the approved written scheme of investigation and a report of the findings submitted to the WPA within 2 months of the completion of the archaeological work.

Reason: To secure the protection of any features of archaeological interest in accordance with Policy W3.27 of the Nottinghamshire and Nottingham Waste Local Plan.

5. Within 2 months of construction starting, a "Landscape and Ecological Management Plan" shall be submitted to, and approved in writing by the WPA detailing the species

mixes and location of trees and shrubs to be planted, which shall also include details of establishment methods, maintenance, and long-term aftercare, and the location and timing of provision of bird boxes, consistent with the Advice section of the Preliminary Ecological Appraisal Report supporting the application. The scheme shall be implemented as approved.

Reason: To improve biodiversity and in the interest of local amenity.

6. Unless in the event of an emergency when life, limb or property is in danger, the details of which shall be notified to the WPA within 48 hours of their occurrence, no construction work shall be carried out other than between the following hours:

07.30 hrs to 18.00 hrs Monday to Fridays;
08.00 hrs to 17.00 hrs Saturdays.

There shall be no construction work undertaken on Sundays, Public or Bank Holidays.

Reason: In the interest of residential amenity

7. During the course of development operations, if contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the WPA) shall be carried out until the developer has submitted, and obtained written approval from the WPA for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that any ground contamination is satisfactorily remediated or removed in accordance with National Planning Policy Framework: Ground conditions and pollution.

8. In the event that the WPA authority receives a noise complaint regarding the development, which is deemed justified in the considered opinion of the WPA, the operator, within one month of a written request from the WPA, shall conduct a BS4142 noise survey to determine if the rating level exceeds L90+5dB during the daytime (07:00-23:00hrs) and/or L90+0dB during the night time (23:00-07:00hrs) inclusive of any penalties for noise character. In the event that the noise survey indicates that either criteria is exceeded, then the submitted report shall include further measures to mitigate the noise impact as to ensure compliance with the criterion, including a timetable for the implementation of these additional mitigation measures. The additional measures shall be implemented in accordance with the approved details and thereafter retained for the life of the development.

Reason: To minimise the impact of noise from the site in accordance with the Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

9. The pump house kiosk and fencing shall be coloured holly green.

Reason: To support visual amenity and to be compliant with policies WCS13 and WCS15 of the Nottinghamshire and Nottingham Waste Core Strategy.

Informatives/notes to applicants

1. In regard to condition 4, please make note of the attached magnesium limestone species list which provides guidance on suitable species for the landscaping and ecological plan, with the exception of Ash due to Ash dieback.
2. The applicant is advised to use the construction methods recommended in the preliminary ecological assessment.
3. The applicant is advised by the Environmental Agency to have a robust contingency plan in events such as pump failures or power outages.