

RECOMMENDED PLANNING CONDITIONS

1. This permission is for the completion of 70,000 tonnes of mineral extraction and associated processing within the area edged red on Plan 1: Location Plan received by the Minerals Planning Authority (MPA) on 20th December 2016.

Reason: To define the permission and for the avoidance of doubt.

2. All sand extraction, processing and export of mineral from the site shall cease on or before 25th August 2018.

Reason: To ensure the development is completed within an appropriate timescale.

3. The development hereby permitted shall only be carried out in accordance with the following documents, unless otherwise agreed in writing with the MPA, or where amendments are made pursuant to the other conditions below;

- a) Planning Application forms received by the MPA on 9th December 2016;
- b) Supporting Statement (amended) received by the MPA 6th March 2016;
- c) Drawing no. Plan 1 titled 'Location Plan' received by the MPA on 20th December 2016;
- d) Drawing No. 345R128A Revision A – Conceptual Restoration Details received by the MPA on 18th April 2014;

Reason: To define the planning permission and for the avoidance of doubt.

4. The site shall be restored in accordance with the details shown on Drawing No. 345R128A Revision A – Conceptual Restoration Details received by the MPA on 18 April 2014, as amended by details to be submitted under Condition 7 below.

Reason: To ensure the satisfactory restoration of the site.

5. Restoration of the site, including the removal of all buildings, structures, plant and machinery except those authorised under separate consent or as approved under Condition 7 below, shall be completed within 1 year of the completion of mineral extraction or by 25th August 2019, whichever is sooner. The date of completion of mineral extraction shall be notified to the MPA within 7 days of completion.

Reason: To ensure the satisfactory restoration of the site.

6. Within 12 months of the date of this permission, a scheme shall be submitted for approval in writing by the MPA setting out measures to minimise damage to the existing landfill cell caused by surface water run-off. The scheme shall provide for the appropriate drainage of surface waters to ensure that the slopes are maintained in an effective condition and not eroded. The approved scheme shall be implemented as part of site restoration operations and shall be completed in accordance with the timescales set out in Condition 5 above.

Reason: For the protection of the environment and to ensure that the integrity of the landfill is not compromised in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

7. Within 12 months of the date of this permission, a scheme for the final restoration of the site shall be submitted to the MPA for its approval in writing. The scheme shall be based on the concept details shown on Drawing No. 345R128A Revision A – Conceptual Restoration Details, received by the MPA on 18 April 2014 and should include, but not necessarily restricted to, the following;
 - a) Identification of areas suitable for incorporating micro-topographical features such as humps and hollows, banks and berms, patches of bare ground and areas suitable for natural regeneration and/or seeding;
 - b) Tree and shrub planting proposals including numbers; species; proportions and density and seed mixes including proposed sowing rates;
 - c) An aftercare scheme and schedule of maintenance for a period of 5 years;
 - d) Details of the restoration of areas currently occupied by buildings, structures and associated access roads and hard standings except where necessary for retention for access/maintenance purposes, details of which shall be provided;
 - e) A scheme of restoration for the inert materials recycling facility authorised under Planning Permission 1/59/00/26 dated 18/10/2000.

The scheme shall be implemented as approved and in accordance with the timescales detailed under Condition 5 above.

Reason: In the interest of amenity, biodiversity and to ensure the satisfactory restoration of the site in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

8. Restoration planting shall be undertaken during the first seeding and planting season following approval under Condition 7 above. Any seeding and planting that dies or becomes diseased, damaged or removed within 5 years shall be replaced during the first planting season thereafter with others of similar size and species unless the MPA gives written consent for a variation to be replanted.

Reason: To ensure proper restoration of the site, in accordance with Policy M4.4 and M4.9 of the Nottinghamshire Minerals Local Plan.

9. All hedgerows, shrubs, trees and fencing which border the site shall be retained and maintained for the duration of operations, restoration and aftercare.

Reason: In the interests of visual amenity and to ensure compliance with Policy M3.4 of the Nottinghamshire Minerals Local Plan

10. Details of any additional gas and leachate boreholes, and their routes and specifications including any ancillary equipment shall be provided to the MPA prior to installation. Any additional works shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the satisfactory restoration of the site in accordance with Policy W3.7 Nottinghamshire and Nottingham Waste Local Plan

11. Except in emergencies when life, limb or property are in danger and which are to be notified to the MPA in writing within 48 hours of their occurrence, no plant or machinery shall be operated, vehicles loaded, or moved into or out of the site in connection with the development hereby permitted except between the hours of 07:00hrs – 17.00hrs Monday to Friday and 07:00hrs – 14:00hrs Saturdays. No operations shall take place at all on Sundays, Public or Bank Holidays.

Reason: In the interests of residential amenity in accordance with Policy M3.5 Nottinghamshire Minerals Local Plan.

12. Dust emissions from the site shall be controlled to ensure that fugitive dust is prevented from leaving the site boundary. Dust controls measures shall include taking all or any of the following steps as appropriate:

- a) The use of water bowsers and/or spray systems to dampen stockpiles and internal haul roads;
- b) Upon the request of the MPA the temporary cessation of quarrying operations during periods of excessively dry and windy weather.

In the event that the above measures prove inadequate to control dust arising from the operation of the development hereby approved, then within 28 days of a written request from the MPA, the applicant shall submit a scheme to mitigate the dust impact of the development. The dust mitigation scheme shall thereafter be implemented in full within 28 days of the written approval of the MPA.

Reason: To minimise dust disturbance at the site and to ensure compliance with Policy M3.7 of the Nottinghamshire Minerals Local Plan.

13. Measures shall be taken to ensure that no vehicle leaves the site in a condition whereby dirt, mud and other deleterious may be brought onto the public highway. Such measures shall include the provision of regular sweeping and cleaning of the access road, vehicular circulation routes and the adjacent public highway. In the event that such measures prove inadequate, then within one month of a written request from the MPA, a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented within two months of approval and thereafter maintained at all times.

Reason: In the interests of highway safety in accordance with Policy M3.12 of the Nottinghamshire Minerals Local Plan

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent amended legislation, no buildings, fixed plant, or machinery, other than approved by this permission, shall be erected or placed on the site without the prior written approval of the MPA.

Reason: To enable the MPA to control the development and to minimise impact on the amenity of the local area, in accordance with policy M3.3 of the Nottinghamshire Minerals Local Plan.

15. Sand extraction shall not take place below 34.0 metres above ordnance datum.

Reason: In order to protect groundwater quality in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan

13. **Informatives/notes to applicants**

Your attention is drawn to the Standing Advice from The Coal Authority dated 1st October 2008, set out below.