

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 Waste Planning Authority (WPA) shall be notified in writing, at least 7 days, but not more than 14 days, of:
 - (a) The date of commencement of the development hereby permitted;
 - (b) The date of the completion of the erection of the new waste transfer building hereby permitted.

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

Approved details

3. Except where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:
 - (a) Planning application forms received by the WPA on 10 March 2015;
 - (b) Planning Statement received by the WPA on 10 March 2015;
 - (c) Ordnance Survey Site Plan received by the WPA on 10 March 2015;
 - (d) Drawing entitled 'Proposed Site Plan' received by the WPA on 10 December 2015;
 - (e) Drawing entitled Proposed Elevations received by the WPA on 10 March 2015;
 - (f) Noise Assessment Report received by the WPA on 10 March 2015;
 - (g) Additional information regarding noise received by the WPA on 17 December 2015;
 - (h) Document entitled 'Technical Note 1: HGV Movement and Site Access Arrangements' received by the WPA on 14 October 2015.

Reason: For the avoidance of doubt.

Hours of operation

4. Except in the case of an emergency when life, limb or property are in danger (with such instances being notified in writing to the WPA within 48 hours of their occurrence), or with the prior written approval of the WPA, operations associated with the development hereby permitted shall only take place during the following hours:

Monday to Friday 7am to 5.30pm

Saturday 7am to 1pm

There shall be no processing of inert waste on Saturdays.

There shall be no working at all on Sundays, Public or Bank Holidays

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

5. Except in the case of an emergency when life, limb or property are in danger (with such instances being notified in writing to the WPA within 48 hours of their occurrence), or with the prior written approval of the WPA, operations associated with the construction of the waste transfer building hereby permitted shall only take place during the following hours:

Monday to Friday 7.30am to 6pm

Saturday 7.30am to 1pm

Operations associated with the construction of the waste transfer building shall not take place at all on Sundays, Public or Bank Holidays

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

Throughput of waste at the site

6. Only non-hazardous commercial and industrial waste and non-hazardous construction, demolition and excavation waste shall be processed at the site.

Reason: In the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

7. Prior to the construction of the waste transfer building hereby permitted, the total throughput of waste at the site shall not exceed 45,000 tonnes per annum.

Reason: In the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

8. Upon the installation of the waste transfer building hereby permitted, as notified under Condition 2(b) above, the total throughput of waste at the site shall not exceed 75,000 tonnes per annum.

Reason: In the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Building details

9. The waste transfer building hereby permitted shall not be erected until samples detailing the colour of the cladding to be used on the building have been submitted to, and approved in writing by, the WPA. The waste transfer building shall be erected in accordance with the approved details.

Reason: To minimise the visual impact of the building in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.

Vehicle movements and highways matters

10. Prior to the installation of the waste transfer building hereby permitted, the number of heavy goods vehicles (HGVs) entering the site shall not exceed 275 per week (550 movements). Records shall be maintained by the operator of the number of HGV movements into and out of the site on a daily basis and shall be made available within seven days upon written request from the WPA. All such records shall be kept for at least 12 months.

Reason: To ensure the number of HGVs entering and leaving the site can be satisfactorily accommodated by the local highway network in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan and to minimise the impact of noise from the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

11. Upon the installation of the waste transfer building hereby permitted, as notified under Condition 2(b) above, the number of heavy goods vehicles (HGVs) entering the site shall not exceed 500 per week (1,000 movements). Records shall be maintained by the operator of the number of HGV movements into and out of the site on a daily basis and shall be made available within seven days upon written request from the WPA. All such records shall be kept for at least 12 months.

Reason: To ensure the number of HGVs entering and leaving the site can be satisfactorily accommodated by the local highway network in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan and to minimise the impact of noise from the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

12. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials on the surrounding public highway during construction. Such measures shall include the use of the existing dust suppression system at the site entrance and exit points, as detailed on the drawing entitled Proposed Site Plan received by the WPA on 10 December 2015, the provision of wheel washing facilities, regular sweeping and cleaning of the access, 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 CPA, a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway, including a timetable for their implementation, shall be submitted to the WPA for its approval in writing. The approved steps for the protection of the surrounding

roads shall be implemented within the approved timescales and thereafter maintained at all times.

Reason: In the interests of highway safety and to accord with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

Noise

13. Noise levels, 3.5 metres from the ground floor rear façade of the nearest residential receptor shall not exceed the background noise level L90 by more than 10dB, (including a 6dB penalty for impulsive noise) when assessed in accordance with BS4142:2014 – Methods for Rating and Assessing Industrial and Commercial Sound.

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

14. In the event of a noise complaint being received by the WPA regarding the development hereby permitted which, in the considered opinion of the WPA may be justified, the operator shall, within one month of a written request from the WPA, undertake a BS4142:2014 noise survey to determine if the noise level detailed in Condition 12 above is being breached and submit the survey results in a report to the WPA for its approval in writing. Details of the noise survey, including the position of noise monitoring equipment, the methodology to be used and the date(s) for the survey to be undertaken, shall have been agreed with the WPA prior to the survey taking place. In the event that the noise survey indicates that the noise criterion detailed in Condition 12 above is being exceeded, the submitted report shall include further measures to mitigate the noise impact so as to ensure compliance with the noise criterion, including a timetable for the implementation of these additional measures. The additional mitigation measures shall be implemented in accordance with the approved details and thereafter maintained for the life of the development.

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

15. All plant and vehicles under the control of the operator must only employ white noise (broadband) reversing alarms when operating on the site.

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

16. The external processing of waste on site shall be restricted to Plot 15A.

Reason: In the interest of local amenity and to minimise the impact of noise from the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

17. The maximum plant and machinery complement permitted to operate at any one time at the site shall be as follows:

- 1 x 360° claw in plot 15B;
- 2 x 360° excavators in plot 15B;
- 2 x loading shovels in plot 15B;
- 1 x blower (associated with the picking station) in plot 15B;
- 1 x screener/picking station/trommel in plot 15B;
- 1 x screener in plot 15A;
- 1 x 360° claw in plot 15A.

In the event that the operator wishes to use any alternative or replacement plant, the noise emissions of any alternative or replacement plant and machinery shall not exceed that which it replaces.

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

18. All plant involved in any operations associated with the site shall only operate at ground level at all times with the exception of the mobile plant operating in Plot 15A to feed the screener which shall operate no higher than two metres above ground level.

Reason: In the interest of local amenity and to minimise the impact of noise from the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

19. All plant and machinery on site shall be regularly serviced and maintained to ensure that noise emissions do not exceed the manufacturers' specifications. In the event that the manufacturers' maximum operating noise levels are exceeded then the machinery shall be switched off and repaired/adjusted so as to ensure compliance with these operating noise levels.

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

Dust

20. Prior to the waste transfer building hereby permitted being brought into use, a dust management scheme shall have been submitted to and approved in writing by the WPA. The dust management scheme shall set out measures to minimise the generation of dust and reduce its impact on nearby dust sensitive receptors to acceptable levels and provide a scheme for dealing with complaints. The dust management plan shall include, but not necessarily be limited to, any or all of the following steps as appropriate:

- (a) The sweeping and dampening of access and haul roads, where necessary;
- (b) Limiting on-site vehicle speeds;

- (c) Provisions for the temporary suspension of operations, including vehicle movements, during periods of unfavourably dry or windy weather conditions;
- (e) Details of the mechanism for dealing with any complaints received either directly from members of the public or via the WPA.

The dust management plan shall be implemented in accordance with the approved details and the dust suppression sprinklers shall be suitably maintained throughout the life of the development.

Reason: To minimise the dust impacts associated with the operation of the development in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

21. The existing dust suppression sprinklers at the site entrance and exit points, as detailed on the drawing entitled 'Proposed Site Plan' received by the WPA on 10 December 2015 shall be used during the hours of operation detailed in Condition 4 above, and shall be maintained to the satisfaction of the WPA at all times.

Reason: To reduce the possibility of mud and deleterious material being deposited on the public highway in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

22. The tipping, processing, stockpiling and reloading of non-hazardous commercial and industrial waste shall only take place within the new waste transfer building hereby permitted.

Reason: In the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

23. All stockpiles of incoming inert waste and processed inert material awaiting export shall not exceed five metres in height above ground level.

Reason: In the interests of local amenity in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

Floodlighting

24. No floodlighting shall be erected at the site until details have been submitted to and approved in writing by the WPA. The details shall include the location and height of any floodlights; shall ensure that they are angled downwards and suitably shielded to ensure that they do not result in glare or dazzle to surrounding land, property and other users; confirm that they shall not be used outside the hours of 7am to 5.30pm Mondays to Fridays, 7am to 1pm on Saturdays and not at all on Sundays, Bank or Public Holidays; and shall confirm that outside these hours any external lighting shall be individually operated through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes. The floodlighting shall be implemented and maintained for the life of the development in accordance with the approved details.

Reason: In the interest of residential amenity.

Informatives/notes to applicant

1. Upon the erection of the waste transfer building permitted under this permission, consideration should be given to relocating the weighbridge within the facility so that on any occasions when HGVs are queuing to get into the facility, they can do so within its confines as opposed to queuing on the public highway.
2. Your attention is drawn to the Standing Advice from The Coal Authority dated 1 January 2015 set out below.