

RECOMMENDED PLANNING CONDITIONS

Commencement

1. This permission is for the retrospective use of the land for the recycling of inert material and new development involving revisions to site layout and the construction of a 5.0m high acoustic wall. The revisions to the site layout and construction of the acoustic wall shall take place in accordance with the timescales outlined below. This permission takes effect on the date of issue.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990 and to minimise the impact of the development on the quality of life of those living or working nearby in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

2. The Waste Planning Authority (WPA) shall be notified in writing within 7 days of:
 - (a) The completion of the revised site layout;
 - (b) The completion of the erection of the permanent five metre high acoustic wall as required by Condition 14;
 - (c) The completion of the installation of the dust suppression sprinklers as required by Condition 24(a).

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 18 November 2014;
 - (b) Planning Statement received by the WPA on 18 November 2014;
 - (c) Plan entitled 'Location Map' received by the WPA on 18 November 2014;
 - (d) Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014;
 - (e) Drawing Number 10428/102F – Layouts as Proposed (Cross Sections) received by the WPA on 13 January 2015;
 - (f) Noise Assessment Report received by the WPA on 13 March 2015;

Vehicle movements and highways matters

6. The number of heavy goods vehicles (HGVs) entering the site shall not exceed 100 vehicles per day (200 two-way vehicle movements) and 550 vehicles per working week (1,100 two-way vehicle 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 these shall be made available to the WPA in writing 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 the development on the quality of life of those living or working nearby in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.

7. Within three months of the date of this permission a Transport Report incorporating a methodology for the surveying of traffic generated by the development hereby permitted, including an assessment of employee car parking and the speed of traffic on Wigwam Lane, shall be submitted to the WPA for its approval in writing. The Transport Report shall provide for separate surveys and analysis to be undertaken in accordance with the approved methodology at periods of 12 and 24 months after its approval and the submission of these surveys and analysis to the WPA within one month of their completion. The Transport Report shall provide for the updating of the national TRICS database in accordance with the Standard Assessment Methodology, or a similar methodology to be approved in writing by the WPA, and shall summarise the trip data collected over the monitoring period and categorise the data into vehicle types, speed, associated loads and equivalent HGV loads.

Reason: To provide baseline data in the interest of highway safety.

8. Within one month of the date of this permission a Traffic Management Plan demonstrating how the vehicles associated with the development hereby approved access and egress the site so as not to compromise highway and pedestrian safety shall be submitted to the WPA for its approval in writing. The development hereby permitted shall be operated in accordance with the approved details.

Reason: To ensure the safe and satisfactory operation of the development hereby permitted in the interests of highway and pedestrian safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

9. Within one month of the date of this permission internal roadways up to the two site access/exit points onto Wigwam Lane shall be surfaced in a bound material for a minimum distance of 30 metres of the highway boundary. The areas subject to the surfacing works shall be maintained throughout the life of the development to ensure the continued presence of a bound surface in these areas.

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.

10. Within one month of the date of this permission the wheelwash, as detailed on Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014, shall be installed. The wheelwash shall be maintained in working order at all times throughout the development hereby permitted and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site. Pending the relocation of the wheelwash to the location detailed on Drawing Number 10428/03 all vehicles shall exit the site over the wheelwash located on Plots 12-14.

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.

11. In the event that the wheelwash to be installed in accordance with Condition 10 fails to prevent the deposit of mud, dirt or other debris upon Wigwam Lane, then within 2 weeks of a written request of the WPA a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of mud, dirt or other debris upon Wigwam Lane shall be submitted to the WPA for approval in writing. The approved steps for the protection of the surrounding roads shall be implemented within 7 days of approval and thereafter 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.

12. Within one month of the date of this permission all vehicles using the site shall only enter or exit the site via Wigwam Lane. The gates at the existing vehicular access in the northern corner of the site, as identified on Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014, shall not be used in accordance with the development hereby permitted and shall be kept permanently locked except when life, limb or property are in danger.

Reason: In the interest of residential amenity in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

13. Within one month of the date of this permission the office, car parking spaces and a notional turning area, as identified on Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014, shall be provided and thereafter retained and made available for their designated purposes at all times.

Reason: To ensure the safe and satisfactory operation of the development hereby permitted in the interests of highway and pedestrian safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

Noise

14. Within one month of the date of this permission details of the specification and construction (including timetable) of the permanent five metre high noise barrier, the extent of which is detailed on Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014, and the five metre high temporary noise barrier identified in Appendix 9 of the Noise Impact Assessment received by the WPA on 13 March 2015 shall be submitted to the WPA for its approval in writing. The submitted details shall also include details of measures to raise ground levels on the southern section of the line of the permanent five metre high noise barrier to negate the need for the barrier to be stepped. The permanent noise barrier and the temporary noise barrier shall be constructed in accordance with the approved details and timetable and satisfactorily maintained throughout 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 and to help screen the site in accordance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

15. The five metre high temporary noise barrier provided in accordance with the details approved under Condition 14 shall be moved into the location identified in Appendix 9 of the Noise Impact Assessment received by the WPA on 13 March 2015 when stockpiled materials to its immediate southwest are less than 3.5 metres high. The barrier shall remain in position until such time as stockpiled materials to its immediate southwest have been built up to a height of at least 3.5 metres. The barrier shall be retained on site and shall be available for such use whenever these stockpiles are less than 3.5 metres high.

Reason: To minimise the impact of noise from the site in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and to help screen the site in accordance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

16. The rating level of the noise emitted from the site shall not at any time exceed the existing background noise level by more than 5dB (including a 5dB penalty for tonal/impulsive noise) when measured in the garden area 3.5 metres from the nearest façade of the closest residential property and when assessed in accordance with BS4142:2014 – Method 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.

17. 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 16 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 16 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 to ensure that the permitted noise levels detailed in Condition 16 are complied with.

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 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.

19. With the exception of 360° excavators feeding the crusher or screener within plot 16, plant and machinery involved in any operations associated with the development hereby permitted shall operate at ground level at all times. Any 360° excavator operating above ground level in plot 16 shall not operate more than two metres above ground level (ground level to be taken as that at the entrance to the public highway).

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

20. All stockpiles of waste and processed inert material on site, including stockpiles of incoming inert waste, stockpiles of processed waste in the screener/conveyor area and stockpiles of processed material awaiting export from the site, shall not exceed five metres in height above ground level. The height of stockpiles on the south western boundary of the site shall not exceed the height of the noise barrier constructed in accordance with details pursuant to Condition 14.

Reason: In the interest of visual 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 and to minimise the impacts of dust in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

21. Crushing and screening operations shall only be undertaken in Plot 16 and broadly in accordance with the locations detailed on Drawing Number 10428/03 – Site Plan Proposed received by the WPA on 18 November 2014.

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

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

1 x Crusher

1 x Screener

1 x Loading Shovel

2 x 360° Loaders

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.

23. 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

24. Within one month of the date of this permission a dust management scheme shall be submitted to, the WPA for its approval in writing. 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 submission of details for dust suppression sprinklers to be installed around the perimeter of the site, details to include the operation of the sprinklers which shall provide for their operation both during and outside normal operating hours;
- (b) The sweeping and dampening of access and haul roads, where necessary;
- (c) Limiting on-site vehicle speeds;
- (d) Provisions for the temporary suspension of crushing, screening, stockpiling of materials and 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.

Operational matters

25. Prior to the installation of the permanent five metre high noise barrier as required under Condition 14, and prior to the installation of the dust suppression sprinklers as required under Condition 24(a), the maximum quantity of inert waste processed at the site shall not exceed 75,000 tonnes per annum. Records of the tonnage of inert waste imported to the site shall be maintained by the operator and provided to the WPA in writing quarterly from the date of the permission. Only inert wastes shall be imported, processed and stockpiled at the site and no non-inert waste materials shall be brought onto the site. In the event that any non-inert waste arises from the inert waste processing, such waste shall be stored within separate waste skips and, once full, shall be removed from the site and disposed of at a suitably licensed facility.

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.

26. Upon the installation of the permanent five metre high noise barrier to the satisfaction of the WPA, as required by Condition 14, and upon the completion of the installation of the dust suppression sprinklers to the satisfaction of the WPA, as required under Condition 24(a), the maximum quantity of inert waste processed at the site shall not exceed 150,000 tonnes per annum. Records of the tonnage of inert waste imported to the site shall be maintained by the operator and provided to the WPA in writing quarterly from the date of the permission. Only inert wastes shall be imported, processed and stockpiled at the site and no non-inert waste materials shall be brought onto the site. In the event that any non-inert waste arises from the inert waste processing, such waste shall be stored within separate waste skips and, once full, shall be removed from the site and disposed of at a suitably licensed facility.

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.

Drainage

27. Within one month of the date of this permission a surface water drainage plan shall be submitted to the WPA for approval. The drainage plan shall indicate how all surface water and foul drainage is to be collected and disposed of from the site, including the provision of trapped gullies, oil interceptors and connections to any mains drainage and a timetable for its implementation. The drainage plan shall also confirm that there are no direct connections from the site into the adjacent Baker Brook. The drainage scheme shall be implemented as approved and maintained for the duration of the development.

Reason: To prevent pollution of the water environment and to ensure compliance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Floodlighting

28. 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 6pm 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.

Landscaping

29. Within one month of the date of this permission a landscaping plan and landscaping details shall be submitted to the WPA for its approval in writing. The landscaping plan shall include the following details:
- (a) The erection of green plastic coated mesh on the south western face of the noise barrier approved in accordance with details submitted under Condition 14;
 - (b) Details of ground preparation works for the planting of ivy and Leylandii on the south western side of the noise barrier approved in accordance with details submitted under Condition 14, including the location, width and depth of concrete to be broken and the specification of topsoil to be imported;
 - (c) Details of the ivy and Leylandii to be planted, including species, sizes, spacings and the provision of compost and fertilizer;
 - (d) A schedule of maintenance for the life of the development hereby permitted.

The landscaping shall be provided in accordance with the approved details and thereafter maintained in accordance with the approved maintenance details.

Reason: To screen the site from adjacent residential properties and reduce its visual impact in accordance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.