

RECOMMENDED PLANNING CONDITIONS

Commencement

1. The development shall be deemed to have begun on the date of issue of the decision notice.

Reason: To take account of the fact that the development is partially retrospective and to comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Minerals Planning Authority shall be notified in writing of the commencement and completion of the key phases hereby permitted, as follows:

- a) At least 7 days, but not more than 14 days, prior to the commencement of the Construction Phase, including site set up works;
- b) Within 7 days following the completion of the Construction Phase;
- c) At least 7 days, but not more than 14 days, prior to the commencement of the Drilling Phase;
- d) Within 7 days following the completion of the Drilling Phase;
- e) At least 7 days, but not more than 14 days, prior to the commencement of the Evaluation Phase;
- f) Within 7 days following the completion of the Evaluation Phase;
- g) At least 7 days, but not more than 14 days, prior to the commencement of the Restoration Phase;
- h) Within 7 days following the completion of the Restoration Phase.

Reason: Notification is required prior to commencement to assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

Permission

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:
 - a) Drawing TL2 titled 'Proposed Site Plan' – received by the MPA on 12 May 2016;
 - b) Drawing TL3/01 titled 'Existing Ground Plan' – received by the MPA on 27 May 2016;

- c) Drawing TL3/02 titled 'Existing Sections' – received by the MPA on 12 May 2016;
- d) Drawing TL3/03 Rev A titled 'Proposed Site Construction Phase' – received by the MPA on 12 May 2016;
- e) Drawing TL3/04 titled 'Proposed Sections – Construction' – received by the MPA on 27 May 2016;
- f) Drawing TL3/05 Rev A titled 'Proposed Drilling Phase' – received by the MPA on 12 May 2016;
- g) Drawing TL3/06 Rev B titled 'Proposed Sections – Drilling' – received by the MPA on 27 May 2016;
- h) Drawing TL3/07 Rev A titled 'Proposed Drilling Lighting Plan' – received by the MPA on 12 May 2016;
- i) Drawing TL3/08 Rev A titled 'Proposed Site Drainage Layout' – received by the MPA on 12 May 2016;
- j) Drawing TL3/09 Rev A titled 'Proposed Site – Fencing Layout' – received by the MPA on 12 May 2016;
- k) Drawing TL3/10 Rev A titled 'Proposed Site Retention Phase' – received by the MPA on 12 May 2016;
- l) Drawing TL3/11 Rev A titled 'Proposed Sections – Retention' – received by the MPA on 27 May 2016;
- m) Drawing TL3/12 Rev A titled 'Remediated Ground Plan' – received by the MPA on 12 May 2016;
- n) Drawing TL3/13 titled 'Cellar Details' – received by the MPA on 27 May 2016;
- o) Drawing TL3/14 titled 'Monitoring Boreholes' – received by the MPA on 27 May 2016;
- p) Drawing TL3/15 titled 'Existing Security Cabins' – received by the MPA on 27 May 2016;
- q) Planning Application Forms – received by the MPA on 12 May 2016;
- r) Planning Supporting Statement – received by the MPA on 12 May 2016;
- s) Environmental Statement – received by the MPA on 12 May 2016;
- t) Non-Technical Summary – received by the MPA on 12 May 2016;

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

Duration of Operations and Site Restoration

4. This permission shall be for a temporary period only expiring four years following the issue date of the decision notice, or three years following the notification of the commencement of the Construction Phase as required under Condition 2, whichever is the sooner.

Reason: To define the duration of the permission.

5. On or before the expiration of the temporary period, identified in Condition 4 above, all construction, drilling and evaluation works authorised by the permission shall have ceased and restoration works been completed. The site shall be restored to its original state as shown on Drawing TL3/12 Rev A titled 'Remediated Ground Plan' – received by the MPA on 12 May 2016. Restoration of the site shall be undertaken in accordance with the details set out within Paragraphs 3.34 – 3.37 of the Environmental Statement and shall be commenced no later than two months prior to the expiry of the temporary period, identified in Condition 4 above, or within three months of the cessation of the Evaluation Phase, as notified under Condition 2 above, whichever is the sooner.

Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire Minerals Local Plan (MLP).

6. In the event that construction, drilling or evaluation works cease for a period in excess of 3 months before the expiry of the temporary permission (the date of completion of each phase being notified to the MPA under Condition 2) then, upon written request from the MPA, the site shall be cleared of all plant, buildings, machinery and equipment within one month of the written request. The site shall be restored to its original state as shown on Drawings TL3/12 Rev A titled 'Remediated Ground Plan' – received by the MPA on 12 May 2016. Restoration of the site shall be undertaken in accordance with the details set out within Paragraphs 3.34 – 3.37 of the Environmental Statement and shall be completed within six months of the date of the written request of the MPA.

Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire MLP.

7. Drilling operations associated with the Drilling Phase shall not exceed 4 months in total. The operator shall keep daily records of drilling operations (mobilisation, drilling, de-mobilisation and de-mobilisation fence) and such records shall be supplied to the MPA in writing within two weeks of a written request from the MPA.

Reason: To minimise emissions impact on designated ecological sites in accordance with Policy M3.19 (Sites of Special Scientific Interest)

and M3.20 (Regional and Local Designated Sites) of the Nottinghamshire MLP.

Drill Rig Details

8. Prior to the commencement of the Drilling Phase, as notified under Condition 2, details of the drill rig to be used shall be submitted to and approved in writing by the MPA. The details shall include plans showing the elevations and the site layout with the selected drill rig.

Reason: To ensure that the drill rig characteristics are in line with those assessed in the planning application.

Traffic and Transportation

9. Except in the case of emergency when life, limb or property are in danger (such instances to be notified in writing to the MPA within 48 hours of their occurrence) HGV movements, both accessing and leaving the site, shall only take place between 07:00 and 19:00 Monday to Friday and 07:00 to 13:00 on Saturdays (with the exception of abnormal loads approved by the MPA under Condition 12). No HGV movements shall take place on Sundays, Public or Bank Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

10. Except in the case of emergency when life, limb or property are in danger (such instances to be notified in writing to the MPA within 48 hours of their occurrence) no HGVs shall access or leave the site between 08:00-09:00 and 15:00-16:00 Monday to Friday, during the term time of the Primary School of St Mary and St Martin, Retford Road, Blyth.

Reason: In the interests of highway safety and in accordance with Policy M3.12 (Highway Safety and Protection) of the Nottinghamshire MLP.

11. The Construction Phase shall not commence until details of the measures which shall be employed throughout the life of the development to prevent the deposit of mud, clay and other deleterious materials upon the public highway have been submitted to, and approved in writing by, the MPA. Such measure shall include the following as appropriate:

- a) Sweeping and cleaning of internal access and haul roads;
- b) Provision and use of wheel-cleaning facilities;
- c) Provision and use of lorry sheeting;
- d) Use of a mechanically propelled road sweeper;
- e) A timetable for providing the above.

The measures to be employed shall be provided in accordance with the approved timetable and thereafter shall be maintained and used as approved throughout the operational life of the site. In the event that the approved measures do not adequately prevent the deposit of mud, clay and other deleterious materials upon the public highway, then within one week of a written request from the MPA, a scheme including revised and additional 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 additional measures to protect the surrounding roads shall be implemented within a timetable to be approved in writing by the MPA and thereafter maintained and used at all times for the duration of the development.

Reason: Details are required prior to the commencement of construction to ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy M3.12 (Highway Safety and Protection) of the Nottinghamshire MLP.

12. The Construction Phase shall not commence until a Traffic Management Scheme (TMS) to detail how vehicles and drivers will be managed has been submitted to, and approved in writing by, the MPA. The TMS shall include details of the following for all Phases of the development:
- a) Abnormal loads including types, numbers, timing and traffic management measures including police escort if appropriate;
 - b) Traffic management measures to prevent vehicles from using the north-west bound carriageway layby to the north of the application site;
 - c) The distribution of average HGV movements throughout the day;
 - d) Measures to ensure that abnormal loads and HGVs do not encroach upon highway verges;

The development shall be undertaken in accordance with details contained within the approved TMS for the life of the development.

Reason: Details are required prior to the commencement of development to ensure that vehicular movements can be satisfactorily accommodated by the highway network, would minimise wide vehicle conflict and would not cause unacceptable impact upon amenity in line with Policy M3.13 (Vehicular Movements) of the Nottinghamshire MLP.

13. The number of HGV movements (including abnormal loads) in connection with the development hereby permitted shall not exceed 60 per day (30 into and 30 out of the site) nor 198 movements (99 into and 99 out of the site) over any 7 day period. The operator shall keep daily records of all HGV movements to and from the site and such records shall be supplied to the MPA in writing within two weeks of a written request for such records being made by the MPA.

Reason: To enable the MPA to control the development and minimise its impacts on the local highway network and amenities of the local area in accordance with Policy M3.13 (Vehicular Movements) of the Nottinghamshire MLP.

14. The Construction Phase shall not commence until HGV signage, details of which have been previously submitted to, and approved in writing by, the MPA, has been installed in accordance with the approved details. The signage shall be maintained throughout the life of the development.

Reason: Details are required prior to the commencement of construction to enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policy M3.14 (Vehicular Routeing) of the Nottinghamshire MLP.

15. The Construction Phase of the development shall not commence until 4.5 x 215m visibility splays at the site access have been provided in accordance with Drawing TL6/2 titled 'Proposed Site Access' received by the MPA on 12 May 2016. For the life of the development, the visibility splays shall be kept clear of obstruction (with the exception of street furniture) within the visibility splay envelope from a driver's height of between 1.05m to 2.00m at the setback distance in the centre of the site access to an object height of 0.26m and 1.05m at the extremity of the splay whilst the access remains in situ.

Reason: Details are required prior to the commencement of construction to ensure that a safe and suitable access to the site can be achieved in accordance with the National Planning Policy Framework.

16. No development associated with the Construction Phase (other than the site access) shall take place until the site access has been constructed in a bound material to a minimum distance of 15m back from the highway. The access shall be designed to ensure that surface water does not discharge onto the public highway. The access shall be retained and maintained for the life of the development, until the end of the Restoration Phase.

Reason: Details are required prior to the commencement of construction to ensure that a safe and suitable access to the site can be achieved in accordance with the National Planning Policy Framework.

17. Following the removal of the wellpad and all associated materials and equipment during the Restoration Phase, the site access shall be restored to its original condition in accordance with Drawing TL3/12 Rev A titled 'Remediated Ground Plan' received by the MPA on 12 May 2016. The Restoration Phase of the development shall not be deemed complete, in line with Condition 2, until the site access has restored.

Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire MLP.

18. The Construction Phase shall not commence until a Traffic Regulation Order is in place to prevent vehicles using the north-west bound carriageway layby to the north of the application site for the life of the development.

Reason: Details are required prior to the commencement of construction to ensure that a safe and suitable access to the site in accordance with the National Planning Policy Framework.

Lighting

19. Prior to the commencement of the Drilling Phase a detailed lighting scheme design for the Drilling Phase shall be submitted to, and approved in writing by, the MPA. The detailed scheme shall demonstrate that:

- a) Light trespass from the proposed development does not exceed the outer Lux levels shown on Drawing –RUK-XX-00-DR-E-250 Rev A02 titled ‘Electrical Services Lighting Lux Plot’ received by the MPA on 12 May 2016;
- b) All lighting is angled downwards and suitably shielded to ensure that it does not result in glare or dazzle to users of the public highway;

The scheme shall be implemented in accordance with the approved scheme and maintained for the duration of the Drilling Phase and the operator shall undertake a light survey to confirm that lighting levels are below those detailed on Drawing –RUK-XX-00-DR-E-250 Rev A02 titled ‘Electrical Services Lighting Lux Plot’ received by the MPA on 12 May 2016 within one week of a written request from the MPA with the results provided to the MPA within 7 days of the completion of the survey.

Reason: Details are required prior to the commencement of drilling in the interests of protecting sensitive species and highway safety in accordance with the NPPF.

20. Any lighting used during the Construction, Evaluation and Restoration Phases shall not result in light trespass exceeding the levels shown on Drawing –RUK-XX-00-DR-E-250 Rev A02 titled ‘Electrical Services Lighting Lux Plot’ received by the MPA on 12 May 2016

Reason: In the interests of protecting sensitive species and highway safety in accordance with the NPPF.

Noise

21. Except in the case of emergency when life, limb or property are in danger (such instances to be notified in writing to the MPA within 48 hours of the occurrence) the development hereby permitted shall only take place between the hours specified below:

Operations	Monday to Friday	Saturday	Sundays, Public and Bank Holidays
Construction, Evaluation and	07:00 – 19:00	07:00 – 13:00	Not at all

Restoration Phases			
Drilling Phase	24 hours	24 hours	24 hours

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

22. No development shall take place in the Drilling Phase until details of the drill rig to be employed and proposed noise mitigation where required to comply with the NPPF night time noise levels of 42 dB $L_{Aeq, 1hr}$ and day and evening time (07:00-22:00) of 55dB $L_{Aeq, 1hr}$ has been submitted to, and approved in writing by, the MPA. The submitted information shall include all calculations and noise modelling to justify the rig selection and mitigation strategy. The drill rig shall only be operated in accordance with the approved details and noise mitigation measures approved shall be maintained for the duration of drilling operations.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

23. Throughout the first full week of drilling operations, noise monitoring shall take place at the nearest occupied residential receptor, or at an alternative location previously approved in writing by the MPA, to ensure that the noise level associated with the development is below the night time (22:00-07:00) level of 42dB $L_{Aeq, 1hr}$ and the day and evening time (07:00-22:00) level of 55 dB $L_{Aeq, 1hr}$. The precise location and methodology shall be submitted to, and approved in writing by, the MPA before the commencement of the Drilling Phase. The noise monitoring shall be carried out in accordance with the approved details and the results of the monitoring shall be submitted to the MPA within 1 week of the monitoring taking place.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

24. In the event of the MPA deciding to investigate a noise complaint that it receives, then within 1 week of a written request from the MPA, a noise survey shall be undertaken to confirm that noise from the site is below the Planning Practice Guidance day time (07:00 – 22:00) level of 55dB $L_{Aeq, 1hr}$ and the Planning Practice Guidance night time level (22:00-07:00hrs) of 42dB $L_{Aeq, 1hr}$. The location and methodology shall be approved in advance by the MPA and the results submitted to the MPA within 1 week of the monitoring taking place. Should the results of the noise survey indicate that these levels are exceeded drilling operations shall cease and measures to mitigate noise submitted to the MPA for approval. Such measures as agreed shall be implemented prior to the recommencement of operations.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

25. The Construction Phase of the development shall not commence until a Noise Management Plan has been submitted to, and approved in writing by, the MPA. The Noise Management Plan shall include:

- a) the steps to be taken to minimise noise impact of the Construction, Evaluation and Restoration phases at nearby receptors and demonstrate that the day and evening time (07:00-22:00) level of 55dB $L_{Aeq, 1hr}$ will not be exceeded and how this will be monitored;
- b) noise mitigation measures, including noise contour modelling, to ensure that the noise levels set out in Condition 24 are met. Should the noise mitigation involve acoustic screening, full details of the location, length, height and materials to be used shall be included;
- c) the use of broadband (white noise) reversing alarms for all HGVs under the operator's control.

The Noise Management Plan shall be implemented as approved and maintained for the life of the development.

Reason: Details are required prior to the commencement of the Construction Phase in the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

Ecology

26. The Construction, Drilling and Restoration Phases of the development shall not commence during the bird breeding season (March to August inclusive), unless a breeding Hobby survey has been undertaken by an appropriately qualified person, demonstrating that no Hobby are present in the plantation shelterbelt to the west of the site and the results have been submitted to, and approved in writing by, the MPA.

Reason: To ensure that breeding Hobby are not adversely affected by the development.

27. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs, hedgerows or arable crops shall not be undertaken during the months of March to August inclusive, except when an ecological appraisal undertaken by an appropriately qualified person has been submitted to, and approved in writing by, the MPA and which confirms that the proposed destruction and removal of vegetation would not adversely impact on any breeding birds.

Reason: To ensure that breeding birds are not adversely affected by the development.

28. No development shall take place until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the MPA. The CEMP shall incorporate amongst its measures:

- a) Details of a temporary protective fence to prevent accidental ingress into the surrounding retained trees and hedgerow. The fencing shall be erected prior to the commencement of the Construction Phase and shall be retained throughout the life of the development;

- b) Measures to ensure the protection of surface waters during construction and restoration. This shall include measures to prevent the risk of pollution from spillages and the preparation and implementation of an emergency spillage plan;
- c) Drainage arrangements for the site including measures for the discharge/disposal of potentially contaminated water;
- d) Appropriate containment of potential sources of pollution;

The measures contained within the approved CEMP shall be fully implemented for the life of the development.

Reason: Details are required to be submitted prior to the commencement of the Construction Phase to ensure that pollution risks are minimised throughout the life of the development in accordance with Policy M3.8 of the MLP.

29. Onsite power generation plant shall incorporate the additional emissions abatement in line with Section 8.0 (Mitigated Power Plant Combustion Emissions Assessment) of Appendix 7.1 'Detailed Air Quality Assessment' of the Environmental Statement – received by the MPA on 12 May 2016.

Reason: In the interests of protecting public health and ecological designations in line with Paragraph 144 of the NPPF.

Dust

30. Prior to the commencement of the Construction Phase a Dust Management Plan shall be submitted to, and approved in writing by, the MPA. The Dust Management Plan shall include dust control measures in line with those set out in Table 5-3 of Appendix 7.1 'Detailed Air Quality Assessment' of the Environmental Statement – received by the MPA on 12 May 2016. Measures to control the emissions of dust from the site during the life of the development shall be carried out in accordance with the approved Dust Management Plan.

Reason: Details are required to be submitted prior to the commencement of the Construction Phase in the interests of protecting public health and ecological designations in line with Paragraph 144 of the NPPF.

Archaeology

31. Prior to the commencement of the Construction Phase a written scheme of archaeological investigation and recording for the site shall be submitted to, and approved in writing by, the MPA. Such a scheme shall include:
- a) The provision of a watching brief during soil stripping and cut and fill activities;
 - b) The excavation and recording of unexpected discoveries;

- c) The reporting and archiving of all archaeological work carried out during the course of the development.

The scheme shall thereafter be carried out as approved.

Reason: Details are required prior to the commencement of the Construction Phase to ensure that adequate archaeological investigation and recording is carried in accordance with Policy M3.24 of the MLP.

Contamination

32. Prior to the commencement of the Construction Phase a surface water drainage scheme for the Construction Phase shall have been submitted to and approved in writing by the MPA. The scheme shall include details of how surface water will be collected and disposed of. The scheme shall thereafter be implemented as approved.

Reason: Details are required to be submitted prior to the commencement of the Construction Phase to ensure the protection of controlled waters including groundwater in Sherwood Sandstone aquifer in accordance with Policy M3.8 (Water Environment) of the Nottinghamshire MLP.

33. Prior to the commencement of the Drilling Phase a surface water drainage scheme for the drilling and evaluation stage shall be submitted to, and approved in writing by, the MPA. The scheme shall include:

- a) Dimensions of the surface water attenuation storage tank;
- b) Details of how the storage tank and drainage will be verified to ensure that it is water tight;
- c) Details of (i) measures to monitor the water level of the drainage tank; (ii) how frequently the drainage tank will be emptied.

The scheme shall thereafter be implemented as approved.

Reason: To ensure the protection of controlled waters including groundwater in Sherwood Sandstone aquifer in accordance with Policy M3.8 (Water Environment) of the Nottinghamshire MLP.

34. Prior to the commencement of the Construction Phase a scheme for disposal of foul drainage shall be submitted to, and approved in writing by, the MPA. The scheme shall thereafter be implemented as approved.

Reason: Details are required to be submitted prior to the commencement of the Construction Phase to ensure the protection of controlled waters including groundwater in Sherwood Sandstone aquifer in accordance with Policy M3.8 (Water Environment) of the Nottinghamshire MLP.

35. Prior to the commencement of the Construction Phase a soil testing scheme shall be submitted to, and approved in writing by, the MPA. The scheme shall include:
- a) Details of pre-construction soil testing – the results of which shall be submitted to, and approved in writing by, the MPA before the commencement of the Construction Phase;
 - b) Details of soil testing following the removal of the well pad, well cellar and surface water attenuation tank - the results of which shall be submitted to the MPA, for its approval in writing, within three months of the removal of the well pad, well cellar and surface water attenuation tank.

All testing shall be undertaken in accordance with the approved details.

Reason: Details are required to be submitted prior to commencement of the Construction Phase to confirm the site is not presently contaminated, and is subsequently restored in an uncontaminated condition in accordance with the NPPF.

36. In the event that the results of the pre-construction soil testing identify that contamination is present in the ground, a scheme shall be submitted to, and approved in writing by, the MPA detailing the steps to be taken to remediate the ground contamination and further testing and investigation to confirm the remediation has been successful. All remediation and subsequent testing shall be undertaken in accordance with the approved details, and a validation report shall be submitted to, and approved in writing by, the MPA prior to the commencement of the Construction Phase.

Reason: Details are required to be submitted prior to commencement of the Construction Phase to confirm the site is not presently contaminated, and is subsequently restored in an uncontaminated condition in accordance with the NPPF.

37. In the event that the results of the soil testing following the removal of the well pad, well cellar and surface water attenuation tank identify that contamination is present in the ground, then within three months of the removal of the well pad, well cellar and surface water attenuation tank a scheme shall be submitted to the MPA, for its approval in writing, which details the steps to be taken to remediate the ground contamination and further testing and investigation to confirm the remediation has been successful. All remediation and subsequent testing shall be undertaken in accordance with the approved details, and a validation report shall be submitted to the MPA within six months of the removal of the well pad, well cellar and surface water attenuation tank.

Reason: To ensure the site is restored in an uncontaminated condition in accordance with the NPPF.

38. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The capacity of the bunded compound shall be not less than the capacity of the container plus

10% or, if there is more than one container, of not less than 110% of the largest container's capacity or 25% of the containers' aggregate capacity. All filling points, vents and sight glasses must be located within the bund. There must be no drainage through the bund floor or drain.

Reason: To minimise the risk of contamination of controlled waters in accordance with Policy M3.8 of the MLP.

Landscape

39. Prior to the commencement of the Construction Phase a landscape mitigation scheme shall be submitted to, and approved by, the MPA. The scheme shall include:
- a) tree replacement, using locally sourced native trees, for those to be removed at the site access and visibility splays;
 - b) hedge infilling measures, including location and species to be used, prior to the Construction Phase;
 - c) the establishment of a wildflower or pollen and nectar seed mix on the soil storage bunds;
 - d) management measures for the life of the development;
 - e) the provision of five years of aftercare;
 - f) a timetable for providing the above.

The scheme shall be in line with Paragraph 11.236 of Chapter 11 of the Environmental Statement – received by the MPA on 12 May 2016. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: Details are required prior to the commencement of the Construction Phase to minimise visual impact in accordance with Policy M3.4 of the Nottinghamshire MLP.

Soil Stripping, Handling and Storage

40. The MPA shall be notified in writing at least 5 working days before any soil stripping campaign is due to commence on site.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

41. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated, traversed or used as a road, or used for the storage of topsoil, subsoil or mineral deposits (except where topsoil is to be stored on topsoil and subsoil is to be

stored on subsoil), until all available topsoil and subsoil has been stripped from that part.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

42. Soil stripping shall not commence until any standing crop or vegetation has been harvested and the harvested crop removed.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

43. Topsoil, subsoil, and soil making material shall only be stripped when they are in a dry and friable condition and movements of soils shall only occur:

- a) When all soil above a depth of 300mm is in a suitably dry and friable condition so that it is not subject to smearing;
- b) When topsoil is sufficiently dry that it can be separated from subsoil without difficulty;
- c) When there are no areas of standing water on the surface of soils in the area to be stripped, traversed or used for soil storage.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

44. The topsoil mound shall be seeded at the first available opportunity and no later than the end of the first available seeding season following the construction of the mound in accordance with the seed mixture which has been previously agreed in writing by the MPA under Condition 39 above. The mounds shall thereafter be maintained in accordance with the details approved under Condition 39 until required for recontouring/restoration purposes.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan and to provide valuable compensation habitat in accordance with the National Planning Policy Framework.

Soil Replacement

45. The MPA shall be notified in writing of the commencement of the soil replacement phases, as follows:

- a) At least 5 working days before any soils are placed on prepared overburden, to allow inspection of the area before further restoration of this part is carried out; and

- b) At least 5 working days before any soils are placed on prepared subsoil, to allow inspection of the area before further restoration of this part is carried out; and
- c) Within 5 working days of the completion of topsoil replacement, to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

46. Topsoils and subsoils shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition and no movements, respreading, levelling, ripping or loosening of subsoils or topsoils shall occur:

- a) when it is raining; or
- b) when there are pools of water on the surface of the storage mound or receiving area.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

47. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced subsoil, or replaced topsoil except where essential and unavoidable for the purposes of carrying out soil replacement, ripping and stone picking or beneficially treating such areas. Only low ground pressure machines shall work on prepared ground.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

48. Prior to the placement of any subsoils, the replaced overburden shall be ripped to a minimum depth of 250mm with tine spacings no wider than 1.5m. Any rock, boulder or larger stone greater than 200mm in any dimension and which occur on the surface of the ripped and loosened overburden shall be removed before any subsoils are laid.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

49. The re-spread subsoil shall be approximately 750mm in depth and shall be cross-ripped, to provide loosening to the entire subsoil depth with tine spacings no wider than 600mm.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

50. Any rock, boulder or larger stone greater than 200mm in any dimension in the respreads sub-soil shall be removed from the loosened surface before further soil is laid.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

51. The re-spread topsoil shall be approximately 250mm in depth and shall be rendered suitable for agricultural cultivation by loosening and ripping, to provide loosening to a minimum depth of 300mm with tine spacings of 300mm.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

52. Any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the consultation response from the Highways Authority, dated 14th June 2016 – received by the MPA on 15th June 2016. The Highways Authority highlight that:
 - a) It is an offence under S148 and S151 of the Highways Act 1984 to deposit mud on the public highway.
 - b) In order to carry out offsite works required work would be undertaken in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake the works the applicant will need to enter into an agreement under Section 278 of the Act and should contact the Highways Authority for further details.
2. The applicant's attention is drawn to the letter from Anglian Water, dated and received by the MPA on 5th July 2016. The applicant should be aware that the development site may contain private water mains, drains or other assets not shown on their records. These are private assets and are not the responsibility of Anglian Water, but that of the landowner.
3. It is suggested to the applicant that contact details are provided to the local community of an employee on site who can be contacted should issues arise.
4. Vertical Seismic Profiling (VSP) is to be undertaken under Permitted Development rights. Nevertheless, the MPA suggest to the applicant that the local community are notified of when VSP will take place and what the duration will be.
5. Please note for the use or reuse of sewer connections, either direct or indirect to the public sewerage system, the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our New Connections Team (Tel: 0800 707 6600).
6. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

