

RECOMMENDED PLANNING CONDITIONS

Commencement and Duration of Development

1. The development hereby permitted shall begin no later than 29th November 2019.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Waste Planning Authority shall be notified in writing of the date of commencement of the following at least seven days, but not more than 14 days prior to their commencement:
 - a. the commencement of site preparation works; and
 - b. the commencement of the importation of inert material into the site.

Reason: To enable the WPA to monitor compliance with the conditions of the planning permission.

3. The importation of inert material into the site shall be completed no later than three years from the date of commencement of importation as notified to the Waste Planning Authority under condition 2 (b). The Waste Planning Authority shall be notified in writing of the date of cessation of the importation of inert material into the site within 14 days of its occurrence.

Reason: To ensure that the development is completed within an acceptable timeframe.

4. All restoration operations required in accordance with conditions 21-24 shall be completed no later than 12 months from the date of cessation of the importation of inert material into the site as notified to the Waste Planning Authority under condition 3.

Reason: To secure the proper restoration of the site within an acceptable timeframe.

Approved Plans

5. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - a. Planning Application Supporting Statement dated August 2014;
 - b. Document entitled 'Site Restoration' dated June 2014;
 - c. Ecological Walk-over, Badger and Reptile Surveys dated July 2013;

- d. Technical Note 1 – Response to local highway authority’s comments dated February 2015 and revised in March 2015;
- e. Plans Ref. CAP04, CAP09, 11-58-02 and 11-58-05.
- f. Section 73 planning submission to amend Condition 20 of Planning Permission 8/14/01550/CMA incorporating planning application forms, and supporting statement dated 30th January 2019.

Reason: To enable the MPA to monitor compliance with the conditions of the planning permission.

Pre-Commencement Requirements

- 6. No development shall take place until the following have been submitted to and approved in writing by the Waste Planning Authority:
 - a. a plan identifying all parts of the land required to be used for operational purposes in association with the deposit of wastes (the Waste Management Area), and adjoining land which is not required for waste deposit (the Retained Area);
 - b. details of measures for the marking out of the extent of the areas referred to in (a);
 - c. details of measures for the protection of all existing trees, hedges and areas of grassland within the Retained Area.

No development shall take place until all existing trees, hedges and areas of grassland have been protected in accordance with the approved details, the Waste Planning Authority has been notified in writing that those measures have been provided and the Waste Planning Authority has been given an opportunity to inspect the site. Within the Retained Area no waste disposal operation, including the operation of any associated plant, machinery or vehicle shall be carried out and no storage or excavation of materials shall take place.

Reason: To protect adjacent areas of important habitat from disturbance throughout the development in accordance with Policy 16 of the Rushcliffe Core Strategy.

- 7. No development shall take place until a Dust Management Plan which shall include an assessment of impacts and any necessary mitigation measures has been submitted to and approved in writing by the Waste Planning Authority. Development shall be carried out in accordance with the approved Plan.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy 10 of the Rushcliffe Core Strategy and Policies W3.9 and W3.10 of the Nottinghamshire and Nottingham Waste Local Plan and to prevent damage to adjacent habitats in accordance with the National Planning Policy Framework

- 8. No development shall take place until a method statement detailing techniques for the control of noise and vibration during the works has been submitted to and

approved in writing by the Waste Planning Authority. Development shall be carried out in accordance with the approved method statement.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

9. No development shall take place until an HGV Management Scheme has been submitted to and approved in writing by the Waste Planning Authority. This shall include details of signs to be erected at the site and written instructions to be provided to HGV drivers requiring that HGVs travel to and from the site only via the A46, Nottingham Road and Kinoulton Road and no other route. The pay load areas of HGVs travelling to and from the site shall be sheeted at all times.

Reason: In the interests of highway safety and the protection of amenity and to accord with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

10. No development shall take place until an ecological walk-over survey incorporating a refuge search has been undertaken by a suitably qualified ecologist to identify the presence of any protected species within the Waste Management Area as identified under condition 6, and the results of that survey together with any necessary mitigation measures have been submitted to and approved in writing by the Waste Planning Authority. The approved mitigation measures shall be carried out before any works take place on site.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

11. No development shall take place until a Biodiversity Management Plan for the Retained Area as identified under condition 6 has been submitted to and approved in writing by the Waste Planning Authority. The Plan shall include a timetable for works which accords with the mitigation, compensation and enhancement recommendations set out in Sections 6.2 and 6.3 of the Ecological Walk-over, Badger and Reptile Surveys dated July 2013. The Retained Area shall be managed in accordance with the Biodiversity Management Plan for the duration of the development.

Reason: To ensure the protection of wildlife in the interests of nature conservation.

12. No HGVs shall enter the site for the purpose of depositing waste materials as part of the development hereby approved unless and until the highway improvement works indicated on drawing F13073/02 have been carried out.

Reason: In the interests of highway safety and to accord with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

13. No waste shall be deposited at the site until details of measures to prevent the deposit of mud and debris on the public highway have been submitted to and approved in writing by the Waste Planning Authority. The approved measures shall be provided before any works are commenced on site.

Reason: In the interests of highway safety and to accord with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

14. No floodlighting shall be erected on the site until details have been submitted to and approved in writing by the Waste Planning Authority. Floodlighting shall be angled downwards and suitably shielded to ensure that it does not result in glare or dazzle. Floodlighting shall not be used outside the following times: Mondays to Fridays 07:00 to 18:00 hours and Saturdays 07:30 to 12:30 hours. Outside those hours any external lighting shall only be operated individually and through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes.

Reason: In the interest of visual and residential amenity and to protect foraging bat habitat in accordance with the National Planning Policy Framework.

Operational Details

15. Operations shall only take place during the following times:

- Mondays to Fridays 07:00 to 18:00 hours; and
- Saturdays 07:30 to 12:30 hours.
- No operations shall take place on Sundays or on Bank or Public Holidays.

Reason: To minimise the impact of the development on residential amenity and highway safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

16. No HGVs shall enter or leave the site between the following hours on Mondays to Fridays during school term times:

- 08:30 to 09:00 hours and 15:30 to 16:30 hours.

Reason: To minimise the impact of the development on residential amenity and highway safety in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

17. No crushing or screening of waste shall take place on or adjacent to the site.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

18. Only one bulldozer or one 360 tracked excavator shall be operated on the site at any time. The mobile plant shall be fitted with white noise reversing warning devices and shall be fitted with silencers which shall be maintained in accordance with the manufacturer's recommendations and specifications.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

19. In the event of a noise complaint being received by the Waste Planning Authority regarding the development hereby permitted which, in the opinion of the Waste Planning Authority may be justified, at the first practicable opportunity following a request from the Waste Planning Authority a noise impact survey shall be carried out by the site owner or operator and submitted to the Waste Planning Authority for its written approval. The free field noise level associated with the development, when measured in the curtilage of the complainant's property (or any alternative location which may be agreed with the Waste Planning Authority) shall not exceed the background noise level by more than 10dB(A), subject to a maximum of 55dB LAeq 1hr. Should the survey demonstrate that those noise limits are being exceeded the report shall specify additional mitigation measures and details of their timing. Any additional mitigation measures that may be approved in writing by the Waste Planning Authority shall be carried out immediately upon approval and thereafter maintained.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

20. There shall be no more than 40 HGV movements to and from the site (20 in, 20 out) in any one working day between Monday and Friday and no more than 20 HGV movements to and from the site (10 in, 10 out) on Saturdays – limited to a maximum number of vehicles within any four week period to coincide with existing approved levels, that is 392 HGV movements (196 in and 196 out). Written records shall be maintained of all HGV movements into and out of the site and copies of those records shall be made available to the Waste Planning Authority within 7 days of a written request being made.

Reason: To minimise the impact of the proposed development on highway safety and residential amenity in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

Restoration and Aftercare

21. No development shall take place until a detailed restoration scheme has been submitted to and approved in writing by the Waste Planning Authority. The Waste Management Area shall be restored to a nature conservation end-use. The restoration scheme shall include details of the following:
- a. results of analysis for metals, polycyclic aromatic hydrocarbons and petroleum hydrocarbons of the soil substrate proposed to be used;
 - b. removal and placement of clay substrate which shall only be derived from the three areas identified on drawing no. CAP09;
 - c. the creation of micro-topography across the site to include humps, hollows and south-facing bunds; and
 - d. seeding, including the seed mix and proportions, sowing rates, methods of establishment and areas left for natural regeneration.

The restoration scheme shall be carried out in accordance with the approved details.

Reason: To ensure the restoration of the site to a high standard in accordance with Policy W4.6 of the Nottinghamshire and Nottingham Waste Local Plan.

22. Upon completion of inert waste disposal, the material shall be prepared for soil replacement and the Waste Planning Authority shall be notified in writing at least 5 working days before any soil replacement takes place to allow for inspection before further restoration is carried out.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

23. Upon the completion of soil replacement, the soil shall be prepared for seeding and the Waste Planning Authority shall be notified in writing at least 5 working days before any cultivation and seeding takes place to allow for inspection before further restoration is carried out.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

24. Soils 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 soils shall occur when it is raining or when there are pools of water on the surface of the receiving area.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy W4.5 of the Nottinghamshire and Nottingham Waste Local Plan.

25. The Waste Management Area shall undergo aftercare management for a 10-year period following completion of restoration. The date of commencement of the aftercare period shall be submitted to and approved in writing by the Waste Planning Authority before that period begins and the aftercare period shall run from the approved date.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

26. No development shall take place until an aftercare and habitat management strategy covering the Waste Management Area and the Retained Area as identified in condition 6 has been submitted to and approved in writing by the Waste Planning Authority. The strategy shall set out the management actions, the periods during which those actions are to be taken and the person(s) or organisation responsible. The strategy shall ensure that the nature conservation value of the Waste Management Area and Retained Area is optimised, consistent with its designation as a Local Wildlife Site. The scheme shall include details of cultivations, a programme of periodic scrub clearance, weed control, sowing of seed mixtures, soil analysis, habitat management practices and remedial treatments. Records shall be kept and an annual review of performance with proposed operations for the coming year shall be submitted to the Waste Planning Authority between 31 March and 31 May each year.

Reason: To provide for the aftercare of the restored site, in accordance with Policy W4.9 of the Nottinghamshire and Nottingham Waste Local Plan.

27. In the event that inert waste disposal at the site ceases for a period in excess of 12 months, within three months of receipt of a written request from the Waste Planning Authority a revised scheme for the restoration of the site shall be submitted to the Waste Planning Authority for its approval. Such a scheme shall include details of the final contours, provision of soils and seeding of the site. The scheme as may be approved shall be carried out in full within 12 months of its approval and shall be subject to the aftercare requirements of conditions 25 and 26.

Reason: To secure the proper restoration of the site within an acceptable timescale.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the Waste Management Area and the Retained Area shall only be used for the authorised operations and for the use of the restored site for nature conservation and for no other use including any temporary use.

Reason: In the interests of amenity and to safeguard the Green Belt from encroachment.

Informatives/notes to applicants

1. The above proposals involve works within the public highway that is land over which you have no control. The Highways Authority therefor requires you to enter into a Section 278 legal agreement to cover the design and construction of the works. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.