

Essex County Council 

Minerals & Waste Planning

Specimen Conditions Document

October 2014

SPECIMEN PLANNING CONDITIONS

October 2014 Edition

When used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls (Planning Practice Guidance, ref: 21a-001-20140306).

The main powers relating to local planning authority use of conditions are in Sections 70, 72, 73, 73A, and Schedule 5 of the Town and Country Planning Act 1990. Powers to impose conditions on appeal are also given to the Secretary of State or their Inspectors by sections 77, 79, 177, and Schedule 6 of the Act. In some areas there may also be powers under local Acts which complement or vary the powers in the 1990 Act.

Section 70(1)(a) of the Act enables the local planning authority in granting planning permission to impose “such conditions as they think fit”. This power must be interpreted in light of material factors such as the National Planning Policy Framework (Framework), the Planning Practice Guidance and relevant case law.

Reasons for planning conditions need to be linked with the development plan which is the respective planning policies of the current Minerals Local Plan (adopted 2014); Essex and Southend Waste Local Plan (adopted 2001); and appropriate Borough, City or District Council Local Plan. The Framework stipulates, at paragraph 215, that, if adopted prior to the Framework, weight should only be given to the relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Therefore, where relevant policies within development plans are linked to conditions attached to planning permission, it should be clearly demonstrated what degree of consistency these policies have with the Framework.

The Six Tests

Any proposed condition that fails to meet any of the six tests (detailed below) should not be used. This applies even if the applicant suggests it or agrees on its terms or it is suggested by the members of a planning committee or a third party. Every condition must always be justified by the local planning authority on its own planning merits on a case by case basis. Conditions should only be imposed where they are:

- Necessary;
- Relevant to planning; and
- To the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects

Specific circumstances where conditions should not be used include:

- Conditions which unreasonable impact on the deliverability of the development;
- Conditions reserving outline application details;
- Conditions requiring the development to be carried out in its entirety;

- Conditions requiring compliance with other regulatory requirements (e.g. Building Regulations, Environmental Protection Act);
- Conditions requiring land to be given up;
- Positively worded conditions requiring payment of money or other consideration.

Care should be taken when considering using conditions that prevent any development authorised by the planning permission from beginning until the condition has been complied with. This includes conditions stating that ‘no development shall take place until...’ or ‘prior to any works starting on site...’.

Such conditions should only be used where the local planning authority is satisfied that the requirements of the condition (including the timing of compliance) are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. A condition precedent that does not meet the legal and policy tests may be found to be unlawful by the courts and therefore cannot be enforced by the local planning authority if it is breached. Development carried out without having complied with a condition precedent would be unlawful and may be the subject of enforcement action (Planning Practice Guidance, ref: 21a-001-20140306).

Think before attaching a condition! One of the key things to remember is “would planning permission be refused if the condition was not attached?”

Think before attaching a condition! Does the wording and content of the condition adequately reflect (a) the development being permitted and (b) what is meant to be achieved by its imposition?

Environmental Permit – An EP (formerly a Waste Management Licence) provides strict environmental controls over a development when it is issued. The terms of the EP are to be enforced by the Environment Agency. Planning conditions should not duplicate controls or regulations of other authorities (paragraph 122 of the Framework). However, as some sites are exempt from requiring an EP, it may be necessary to retain conditions that deal with, for example, pollution and impose them on permissions so that no development is left with un-mitigated impacts. Consideration, in respect of this, should be given to guidance contained in the National Planning Policy for Waste and information available on www.gov.uk/environmental-permit-check-if-you-need-one.

PLEASE NOTE that these are model conditions and may need alterations made to them to suit the development being permitted. Judge each development on its own merits and tailor the condition and reasons for the condition to match the requirements.

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COMMENCEMENT AND COMPLIANCE

COM1 Commencement

The development hereby permitted shall be begun before the expiry of 3 years (refer to section 91 of the Town and Country Planning Act 1990 and the Planning Practice Guidance for further information on time frames for compliance) from the date of this permission. Written notification of the date of commencement shall be sent to the *** Planning Authority within 7 days of such commencement.

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

COM2 Commencement (Waste Specific)

The developer shall notify the Waste Planning Authority in writing within 7 days of the dates of the following:

- i) implementation of this planning permission;
- ii) commencement of a new phase of landfill;
- iii) commencement of landfilling of waste;
- iv) completion of each landfill phase;
- v) completion of restoration of each landfill phase;
- vi) completion of final restoration under this planning permission.

Reason: To enable the Waste Planning Authority to control the development, to monitor the site to ensure compliance with the planning permission, to minimise the impact upon amenity and to comply with policies...

WLP Policies: W3A, W6A, W7J, W8A, W8B, W8C, W9A, W9B, W10C (+ relevant facility type policy)

Relevant policies from the appropriate Borough, District and/or City Local Plan.

COM3 Compliance with Submitted Details

The development hereby permitted shall be carried out in accordance with the details of the application dated ***, together with drawing numbers/reference **** dated ***, letter(s) from ***** dated *****, e-mail(s) from (*company name*) date ***** /time***** and (*the contents of the Design and Access Statement dated ***)*) and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the *** Planning Authority, except as varied by the following condition(s):

Reason: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment and in accordance with policies...

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

DURATION AND CESSATION

CESS1 Cessation of Mineral Extraction

Extraction of minerals shall cease by ^{***}. All buildings/structures/roads/plant and machinery used in connection with the development hereby permitted shall be removed [by ^{***} /within ^{**} months] of the cessation of extraction. Restoration shall be completed by ^{***}.

Reason: To ensure development is carried out in accordance with submitted application and approved details, to minimise the duration of disturbance from the development hereby permitted and to comply with Policies...

MLP Policies: S2, S6, S7, S10, S12, DM1, DM3, DM4

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS2 Cessation of Development

The development hereby permitted shall be completed/shall be limited to a period of ^{***} years from the date of this permission (or: notified date of commencement of the development) by which time extraction/tipping/operations shall have ceased and the site shall have been restored in accordance with the scheme approved under Condition ^{***} and shall be the subject of aftercare for a period of 5 years (*in accordance with a scheme approved under Condition ^{**} of this planning permission*).

Reason: To provide for the completion and progressive restoration of the site within the approved timescale, in the interest of and to comply with Policies...

MLP Policies: S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W9A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

The development/use hereby permitted shall cease not later than the expiration of ^{***} years from the date of commencement of the development (or, specific element of the development). Written notification of the date of commencement shall be sent to the ^{***} Planning Authority within ^{***} days of such commencement. The site shall be cleared of any buildings, plant, machinery or materials associated with the use within ^{***} weeks of the cessation date and the site shall be fully restored (*in accordance with a scheme/details approved under Condition ^{**} of this planning permission*) within ^{***} weeks of the cessation date.

Reason: To limit the impact of the site on local amenity and ensure restoration within a reasonable timescale and to comply with Policies...

MLP Policies: S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W9A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS3 Removal of Ancillary Development

Any building, plant, machinery, foundation, hard standing, roadway, structure or erection in the nature of plant or machinery used in connection with the development hereby permitted

shall be removed from the site when no longer required for the purpose for which built, erected or installed and in any case not later than **** (date) following which land shall be restored in accordance with the restoration scheme (*approved under condition *** of this permission*).

*Reason: To enable the *** Planning Authority to adequately control the development, to ensure that the land is restored to a condition capable of beneficial use and to comply with Policies...*

MLP Policies: S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W9A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS4 Cessation of Landfilling

The landfilling (*define as – deposition of waste*) hereby permitted shall cease by *** and the site shall be restored (excluding aftercare) by *** or within *** months of the achievement of final tipping levels, whichever date is the earlier, in accordance with the relevant conditions below.

Reason: To provide for the completion and progressive restoration of the site within the approved timescale, in the interest of and to comply with Policies...

MLP Policies: S2, S10, S12, DM1

WLP Policies: W3A, W9A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS5 Cessation of Mineral/Landfill Development

All operations and uses associated with the winning and working of sand and gravel, the processing and disposal of the same, ancillary uses, landfill and works for the restoration of the site, as approved under the terms of this permission, shall be completed by not later than *** years after the commencement of material operations as defined by Section 56 of the Town and Country Planning Act 1990 (as amended).

Reason: To provide for the completion and progressive restoration of the site within the approved timescale, in the interest of and to comply with Policies...

MLP Policies: S2, S10, S12, DM1

WLP Policies: W3A, W9A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS6 Early Restoration in Event of Suspension of Operations

In the event that the operations are terminated or suspended for a period in excess of [6 months], the excavated area and other operational land shall be restored in accordance with the scheme or schemes as approved under Conditions.... and and within a period of 6 months from the date of notification by the *** Planning Authority, except as may be varied by details to be submitted to the. *** Planning Authority, for approval in writing.

*Reason: To enable the *** Planning Authority to adequately control the development, to*

ensure that the land is restored to a condition capable of beneficial use and to comply with Policies...

MLP Policies: S2, S10, S12, DM1

WLP Policies: W3A, W9A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

CESS7 Revised Restoration in Event of Suspension of Operations

In the event of a cessation of winning and working of mineral (or: the deposit of waste) for a period in excess of (6 months), prior to the achievement of the completion of the approved scheme, as referred to in Condition ***, which in the opinion of the *** Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 (as amended), a revised scheme of restoration and aftercare shall be submitted to and approved in writing by the *** Planning Authority. Within *** months of the cessation of winning and working of mineral (or: the deposit of waste) the revised scheme of restoration and aftercare shall be submitted to the *** Planning Authority, for approval in writing. The development shall be implemented in accordance with the revised scheme of restoration and aftercare.

Reason: To secure the proper restoration of the site within a reasonable and acceptable timescale and to comply with Policies...

MLP Policies: S2, S10, S12, DM1

WLP Policies: W3A, W9A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HOURS OF WORKING/OPERATION

HOUR1 Hours of Working (General)

The development hereby permitted shall not be carried out (*constructed/erected*) unless during the following times:

(insert time) hours to *(insert time)* hours Monday to Friday

(insert time) hours to *(insert time)* hours Saturdays

and at no other times, including on Sundays, Bank or Public Holidays.

Reason: In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policies...

MLP Policies: S10, DM1

WLP Policies W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HOUR2 Hours of working (Mineral Specific)

Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable):

(a) Other than water pumping, servicing, environmental monitoring, maintenance and testing of plant no operations, [*including temporary operations as described in condition ??*] shall be carried out outside of the following times:

(insert time) hours to *(insert time)* hours Monday to Friday; and;
(insert time) hours to *(insert time)* hours Saturdays.

(b) No (servicing, maintenance and testing of plant) (drilling or blasting) shall be carried out at the site after *(insert time)* hours or before *(insert time)* hours on any day (or at any time on Sundays, Bank or Public Holidays):

(c) No operations for the formation and subsequent removal of material from *(insert locations e.g. any environmental banks and soil storage areas)* shall be carried out at the site except between the following times:

(insert time) hours to *(insert time)* hours Monday to Friday; and;
(insert time) hours to *(insert time)* hours Saturdays

(d) No operations other than environmental monitoring and water pumping at the site shall take place on Sundays, Bank or Public Holidays.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policies...*

MLP Policies: S10, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HOUR3 Hours of Operation (Waste Specific)

Operations authorised by this permission, including vehicles entering or leaving the site, shall be restricted to the following durations:

(insert time) hours to *(insert time)* hours Monday to Friday
(insert time) hours to *(insert time)* hours Saturday

and shall not take place on Sundays or Bank or Public Holidays, other than as indicated below:

The site may in addition be open solely for the receipt of waste from Household Waste Sites between the following hours:

(insert time) hours to *(insert time)* hours Saturday
(insert time) hours to *(insert time)* hours Sunday and Bank or Public Holidays

Site engineering works may take place between the following hours:

(insert time) hours to *(insert time)* hours *(insert day)*

Where these hours exceed those permitted for waste disposal at the site no plant, machinery or lorry traffic shall enter or leave the site.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policies...*

WLP Policies W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

(Officers should discuss hours of operation requirements with applicants prior to attaching such conditions as these requirements can vary significantly depending on context, particularly with regard to the waste management process and transfer / treatment facilities for example).

HOUR4 Hours of Operation (Household Waste Site Specific)

The site may open to the public for the receipt of waste between the following hours:

(insert time) hours to (insert time) hours November to March
(insert time) hours to (insert time) hours April, September and October
(insert time) hours to (insert time) hours May to August

Refuse containers shall only be collected or delivered to the site between the following hours:

(insert time) hours to (insert time) hours Monday to Friday November to March
(insert time) hours to (insert time) hours Monday to Friday April, September and October
(insert time) hours to (insert time) hours Monday to Friday May to August
(insert time) hours to (insert time) hours Saturdays and Sundays

No containers shall be moved on Christmas Day or New Year's Day.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policies...*

WLP Policies W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

(Officers should discuss hours of operation requirements with applicants prior to attaching such conditions as these requirements can vary significantly depending on context, particularly with regard to the waste management process and transfer / treatment facilities for example).

HOUR5 General Waste Deliveries to Thermal Treatment Plants

Deliveries of waste to the site, inclusive of movement of vehicles to and from the site, shall be confined to between the hours of:

(insert) and (insert) Mondays to Fridays and;
(insert) to (insert) on Saturdays and Sundays.

No waste shall be delivered or accepted on Bank or Public Holidays.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policies...*

WLP Policies W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

PRODUCTION/THROUGHPUT LIMITS & DATA RECORDING

PROD1 Export/Throughput Restriction

The output/throughput of mineral/waste from the site shall not exceed (*insert tonnage*) tonnes per annum.

Reason: *To minimise the harm to the environment and to comply with policy...*

MLP Policies: S1, S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W3C, W3D, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

PROD2 Records of Output/Throughput

From the date of this permission the operators shall maintain records of their (*monthly/quarterly*) output/throughput and shall make them available to the Mineral/Waste Planning Authority within 14 days, upon request.

Reason: *To allow the Mineral/Waste Planning Authority to adequately monitor activity at the site, to minimise the harm to amenity and to and to comply with policies...*

MLP Policies: S1, S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W3C, W3D, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

PROD3 Vehicle Records of Output

A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the vehicles' weight, registration number and the time and date of the movement and shall be made available for inspection by the Mineral Planning Authority on demand at any time.

Reason: *To allow the Mineral/Waste Planning Authority to adequately monitor activity at the site, to minimise the harm to amenity and to comply with policies...*

MLP Policies: S1, S2, S6, S7, S10, S12, DM1

WLP Policies: W3A, W3C, W3D, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

PROD4 Monitoring Waste Data

Details of the amount of waste deposited (*or processed*) and remaining void space at the site shall be submitted to the Waste Planning Authority for the period 1 January to 31 December each year. Such details shall specify:

1. The type of waste deposited (*or processed*) at the site during the year;
2. The quantity and type of waste deposited (*or processed*) at the site during the year in tonnes;
3. The volume in cubic metres (m³) of the remaining void space at 31 December.

The details shall be submitted to the Waste Planning Authority by 31 March for the

preceding year with thereafter annual submission for the life of the development hereby permitted.

Reason: To allow the Waste Planning Authority to adequately monitor activity at the site, to minimise the harm to amenity and to comply with policies...

WLP Policies: W3A, W3C, W3D, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

OUTLINE PERMISSIONS

OUT1 Reserved Matters

No development shall take place until details of the scale, layout and appearance of the building[s], the means of access thereto and the landscaping of the site (hereinafter called the “reserved matters”) have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To comply with section 92 of the Town and Country Planning Act 1990 (as amended).

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

OUT2 Submission of Reserved Matter Application

An application for the approval of reserved matters, referred to in Condition ***, shall be made to the (County) Planning Authority before the expiration of (3) years from the date of this permission.

Reason: To comply with section 92 of the Town and Country Planning Act 1990 (as amended).

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

OUT3 Commencement of Outline Permission

The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission or before the expiration of (2) years from the date of approval of the last of the reserved matters referred to in condition *** to be approved, whichever is the later.

Reason: In order to comply with section 92 of the Town and Country Planning Act 1990 (as amended).

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

BUILDING DETAILS (INC LISTED BUILDINGS)

DET1 Details of External Appearance

No development (or ‘works’ for LB consent) shall take place until details (and/or samples) of the materials to be used for the external appearance of the building(s) have been submitted to and approved in writing by the *** Planning Authority. The details shall include the

materials, colours and finishes to be used on all buildings (*and/or fences*). The development shall be implemented in accordance with the approved details. (*For Listed Buildings and Conservation Areas only – Details of sample brickwork shall include the erection of a sample panel, with a minimum dimension of 1 metre by 1 metre, showing details of brick coursing and mortar mix*).

Reason: In the interest of the amenity of the local area and to comply with policies...

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

DET2 Design Detail

No development (*or 'works' for LB consent*) shall take place until details of any proposed (new windows, doors, eaves, verges and/or cills) have been submitted to and approved in writing by the (*County*) Planning Authority. The submitted details shall include scaled drawings by section and elevation at scales between (*insert relevant scales*) as appropriate. The development shall be implemented in accordance with the approved details.

Reason: *In the interest of the amenity of the local area and to comply with policies...*

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

DET3 Internal Finishes for Listed Buildings

No development (*or 'works' for LB consent*) shall take place until details of all new, internal surface materials including walls, ceilings and floors and details of all internal and external joinery, indicating the proposed finish and decoration to be used, has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *In the interest of visual amenity and to comply with policies...*

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

DET4 Ground Surface Finishes

No development (*or 'works' for LB consent*) shall take place until details of all ground surface finishes, including kerbs and manhole covers, have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *In the interest of the amenity of the local area and to comply with policies...*

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

DET5 Waste Building Design and Construction

No development shall take place until precise details of the external construction materials, finishes and colours to be used have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *For the avoidance of doubt, in the interests of visual/landscape amenity and to comply with policies...*

Policies: Relevant policies from the WLP and appropriate Borough, District and/or City Local Plan.

HIGHWAYS AND ACCESS

HIGH1 Site Access Road (constructed first)

No beneficial occupation (*may need to define*) of the development hereby permitted shall take place until the construction of the proposed site access road, as shown on drawing ref. **** dated ****, has been completed.

Reason: *In the interest of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No beneficial occupation (*may need to define*) of the development hereby permitted shall take place until the highway improvements shown on drawing ref. **** dated ****, are completed.

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH2 Vehicular Access

All vehicular access and egress to and from the site shall be from (*insert road*), as indicated on drawing ref. ***, dated *****. No other access shall be used by vehicles entering or exiting the site.

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No operations except the construction of the access (*or no winning or working of minerals*)¹ shall be carried out until the proposed site access road has been constructed in accordance with the details shown on drawing ref. ***, dated *****. No other access shall be used by

traffic entering or leaving the site. The visibility splays shown on drawing ref. ***, dated ***** shall be provided and maintained free of all obstruction (*special wording may be needed here to specify height of view etc depending on site details*). All other accesses to the site shall be stopped up.²

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Note¹ The main criterion in deciding which clause to use depends on the quality of the existing access to the site.

Note² This last requirement should have regard to any phasing plan and the legitimate requirement of farmers and others to gain access to fields or other land within the permission area other than through the quarry access. It will not be necessary on all permissions.

HIGH3 Surfacing/Maintenance of Access Road

The surfaced section (*or first **m*) of the access road from the junction with (*insert road*) shall be kept free of mud, dust and detritus to ensure that such material is not carried onto the public highway.

Reason: *In the interest of highway safety, to prevent material being taken onto the public highway and to comply with policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

The surfaced section (*or first **m*) of the internal access road between the wheel washing facility and the public highway shall be metalled, drained and kept clear of debris for the duration of the development hereby permitted.

Reason: *In the interests of highway safety, to prevent material being taken onto the public highway and to comply with policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No site preparatory works shall take place until the first (*insert distance*) metres of the access road has been surfaced in accordance with details which have been submitted to and approved in writing by the (*Mineral/Waste*) Planning Authority. The access road

surfacing shall be implemented in accordance with the approved details and retained for the duration of the development hereby permitted.

Reason: In the interests of highway safety, to prevent material being taken onto the public highway and to comply with Policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No site preparatory works shall take place unless the remaining length of access road not surfaced, as shown on drawing number: (*insert reference*) has been hardened to ensure a smooth running surface free of potholes, in accordance with Condition (*insert ref.*). The remaining length of access road shall be kept free of mud and other debris at all times until completion of site restoration and aftercare.

Reason: In the interests of highway safety, to prevent material being taken onto the public highway and to comply with Policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH4 Prevention of Mud and Debris on Highway

(During the construction duration of the development hereby permitted) No commercial vehicle shall leave the site unless its wheels and underside chassis have been cleaned to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety, safeguarding local amenity and to comply with Policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No development shall take place until the details of wheel and underside chassis cleaning facilities have been submitted to and approved in writing by the *** Planning Authority. The approved facilities shall be installed in accordance with the approved details and implemented and maintained for the duration of the development hereby permitted. Without prejudice to the foregoing, no commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety, safeguarding local amenity and to comply with Policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH5 Vehicle Movement Limits

The total number of (*heavy/medium/light goods – for HGVs add footnote “for the avoidance of doubt a heavy goods vehicle shall have a gross vehicle weight of 7.5 tonnes or more”*) (HGV) vehicle movements associated with the development hereby permitted (*when combined with the vehicle maximum permitted vehicle movements under planning permission ****) shall not exceed the following limits:

*** movements (**in and **out) per day (Monday to Friday)

*** movements (**in and **out) per day (Saturdays)

No (*vehicle/HGV*) movements shall take place outside the hours of operation authorised in Condition *** of this permission.

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH6 Lorry Sheeting

No loaded vehicles (HGVs) shall leave the site unsheeted (*except those carrying any materials other than washed stone in excess of 500mm in diameter*).

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH7 Pedestrian/PROW Signage

No development shall take place other than the construction of the haul route/access road, until signs have been erected on both sides of the haul route/site access road at the point where Footpath *** crosses, to warn pedestrians and vehicles of the intersection. The signs shall read: ‘CAUTION: PEDESTRIANS CROSSING’ and ‘CAUTION: VEHICLES CROSSING’ and shall be maintained for the duration of the development hereby permitted.

Reason: *In the interest of the safety of all users of both the Right of Way and the haul road and to comply with policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E, W01G

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH8 Parking Areas

No beneficial occupation (*may need to define*) of the development hereby permitted shall take place until the parking areas indicated on plan *** have been laid out and clearly marked for the parking of cars, lorries and any other vehicles that may use the site, including motorcycles, bicycles and provision for the mobility impaired. The parking areas shall be permanently retained and maintained for parking and shall be used for no other purpose.

Reason: In the interest of highway safety, to ensure the free-flow of traffic on the public highway and to comply with policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH9 Cycle Parking Provision

No beneficial occupation of the development hereby permitted shall take place until details of covered cycle parking provision, as indicated on drawing ref ... have been submitted to and approved in writing by the xxx Planning Authority. The details shall include the design, location and number of spaces for cycle parking to be provided prior to the beneficial occupation of the development hereby permitted and details of additional cycle spaces including the number, location, design and timeframe for implementation based on a specified methodology to identify any additional need. The development hereby permitted shall be carried out in accordance with the approved details and shall thereafter be retained and maintained for the duration of the development hereby permitted.

Reason: In the interest of highway safety, to ensure the free-flow of traffic on the public highway and to comply with Policies ...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No beneficial occupation of the development hereby permitted shall take place until cycle parking facilities for xxx no. cycles have been provided within the vehicle parking area as shown on drawing no. xxx. The xxx no. cycle spaces shall thereafter be retained and maintained for cycle parking and shall be used for no other purpose for the duration of the development hereby permitted.

Reason: In the interest of highway safety and to comply with Policies...

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH10 Advisory Vehicle Routeing

No development shall take place until details of a sign(s), advising drivers of vehicle routes to be taken upon exiting the site, have been submitted to and approved in writing by the (*Mineral/Waste*) Planning Authority. The development shall be implemented in accordance with the approved details with the sign(s) being erected and thereafter maintained at the (*site*) (*quarry complex*) exit for the duration of the development hereby permitted.

Reason: *In the interests of highway safety, safeguarding local amenity and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

A written record shall be maintained at the site office of all movements in and out of the site by HGVs. Such records shall contain the vehicle's registration and operating company's identity and time/date of movement. The records shall be made available for inspection by the *** Planning Authority.

Reason: *In the interest of amenity, to enable the *** Planning Authority to monitor the operations and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No development shall take place until a Lorry Routeing Plan, detailing the routeing of HGVs to and from the site, has been submitted to and approved in writing by the (*Mineral*) Planning Authority. The plan shall identify the arrangements for:

- i) monitoring of the approved arrangements;
- ii) ensuring that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements, and;
- iii) the disciplinary steps that will be exercised in the event of default.

The approved plan shall be implemented for the duration of the development hereby permitted.

Reason: *In the interests of amenity, highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH11 Visibility Splays

No development shall take place (*No landfilling/mineral extraction/beneficial occupation shall take place*) until the road junction has been provided with a clear to ground visibility splay with dimensions of *** metres x **** metres as measured from and along the nearside edge of the carriageway. Such sight splays shall be provided before the junction is first used by vehicular traffic and retained free of any obstruction at all times (*for the duration of the development hereby permitted.*)

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH12 Pedestrian Visibility Splays

No development shall take place (*No landfilling/mineral extraction/beneficial occupation shall take place*) until a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, has been provided on both sides of the vehicular access. The sight splays shall be provided before the junction is first used by vehicular traffic and retained free of any obstruction at all times (*for the duration of the development hereby permitted.*)

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH13 Vehicle Turning Areas

No development shall take place (*No landfilling/mineral extraction/beneficial occupation shall take place*) until details of a turning space, to allow a (*vehicle/motor car/HGV*) to enter and leave the site in a forward gear, have been submitted and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH14 Surface Material

No unbound material shall be used in the surface finish of the site access road within (6) metres of its junction with the public highway.

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH15 Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 or any Order amending, replacing or re-enacting that Order), no gates shall be erected at the vehicular access unless they open inwards from the public highway towards the site and be set back a minimum distance of (6.0) metres from the nearside edge of the carriageway.

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S11, DM1

WLP Policies: W3A, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH16 Surface Water

No development shall take place until details, showing the means to prevent the discharge of surface water from the development onto the public highway, have been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details prior to the access becoming operational and shall thereafter be retained and maintained (*for the duration of the development hereby permitted*).

Reason: *In the interests of highway safety and to comply with Policies...*

MLP Policies: S1, S3, S11, DM1

WLP Policies: W3A, W4A, W4B, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

HIGH17 Loading/Unloading

No development shall take place until details, of the areas to be used within the site for the purpose of loading/unloading and manoeuvring of vehicles, parking construction/delivery vehicles and storing plant and materials have been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *In the interests of highway safety, amenity and to comply with Policies...*

MLP Policies: S1, S3, S11, DM1

WLP Policies: W3A, W4A, W4B, W4C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

School Travel Plan (Informative not condition)

Prior to the beneficial occupation of the development it is advised that a Travel Plan including monitoring arrangements is prepared, in liaison with the Highway Authority, and subsequently implemented in full.

NOISE

NSE1 Noise Limits

(*Except for temporary operations*), the free field Equivalent Continuous Noise Level (LAeq, 1 hr) at noise sensitive properties (*list properties*) adjoining the site shall not exceed *** dB LAeq 1hr. Measurements shall be made no closer than 3.5 metres from the façade of properties or other reflective surface and shall be corrected for extraneous noise.

Reason: *In the interests of amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE2 Temporary Operations

For temporary operations, the free field Equivalent Continuous Noise Level (LAeq, 1 hr) at noise sensitive properties (*list properties if necessary*) adjoining the site shall not exceed *** dB LAeq 1hr. Measurements shall be made no closer than 3.5 metres from the façade of properties or other reflective surface and shall be corrected for extraneous noise.

Temporary operations shall not exceed a total of eight weeks in any continuous duration 12 month duration. (*Five days written notice shall be given to the Mineral/Waste Planning Authority in advance of the commencement of a temporary operation.*) Temporary operations shall include site preparation, bund formation and removal, site stripping and restoration and any other temporary activity that has been approved in writing by the Mineral/Waste Planning Authority in advance of such a temporary activity taking place.

Reason: *In the interests of amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE3 Monitoring Noise Levels

Noise levels shall be monitored at (*three*) monthly intervals from the date of the commencement of development at noise sensitive properties to be agreed in advance in writing by the *** Planning Authority. The results of the monitoring shall include LA90 and LAeq noise levels, the prevailing weather conditions, details and calibration of the equipment used for measurement and comments on other sources of noise which affect the noise climate. The monitoring shall be carried out for at least 2 separate durations of 30 minutes separated by at least 1 hour during the working day and the results shall be submitted to the *** Planning Authority within (*1 month*) of the monitoring being carried out. The frequency of monitoring shall not be reduced, unless otherwise approved in writing by the *** Planning Authority.

Reason: *In the interests of amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No development shall take place until a scheme, for monitoring noise levels arising from the site, has been submitted to and approved in writing by the *** Planning Authority. The scheme shall provide for:

- [i] Attended measurements by a competent person of Laeq 5 minute noise levels over 1 hour at each of the monitoring locations identified in condition (*insert ref or list properties.*) Measurements to be taken at three monthly intervals or such other frequency as may be agreed in writing with the Mineral Planning Authority for the first (*two*) years of operation;
- [ii] Details of equipment proposed to be used for monitoring.
- [iii] Monitoring during typical working hours with the main items of plant and machinery in operation;
- [iv] The logging of all weather conditions, approximate wind speed and direction and both on site and off site events occurring during measurements including 'phased out' extraneous noise events.
- [v] Monitoring results to be forwarded to the Mineral Planning Authority within 14 days of measurement

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE4 Sound Insulation

No development (*or no beneficial occupation*) shall take place until details of sound insulation (for *****) have been submitted to and approved in writing by the *** Planning Authority. The details shall provide for the enclosure of ***** with sound insulating material which shall minimise the transmission of structure borne sound. The development shall be implemented in accordance with the approved details prior to the ***** becoming operational and shall thereafter be retained and maintained (*for the duration of the development hereby permitted*).

Reason: *In the interests of amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE5 White Noise Alarms

No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with (*white*) noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity.

Reason: *In the interests of local amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No development shall take place until details, of the proposed arrangements for ensuring that reversing vehicles do not emit warning noise that would have an adverse impact on residential or rural amenity, have been submitted to and approved in writing by the **** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *In the interests of local amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE6 Silencing of Plant and Machinery

*(All plant, equipment and machinery shall only operate during the hours permitted under Condition **).* No vehicle, plant, equipment and/or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and/or machinery and shall be maintained in accordance with the manufacturer's specification at all times.

Reason: *In the interests of local amenity and to comply with Policies...*

MLP Policies: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

NSE7 Insulated Buildings

No beneficial occupation (*may need to define*) of the development hereby permitted shall take place until the proposed building [*insert reference*] has been acoustically insulated such that noise levels emitted from within the building do not exceed ***dB (LAeq 1hr) when measured at the boundary of the nearest noise sensitive property [*list property*].

Reason: *In the interests of local amenity and to comply with Policies...*

MLP Policy: S1, S10, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

VISUAL AMENITY

VIS1 Limiting Impact of Skips, Containers etc

No scrap, mobile or fixed plant, equipment, empty skips or containers shall be retained on site.

Reason: To help minimise the visual impact of the development, in the interest of amenity and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

VIS2 Stockpile Heights

No materials shall be stockpiled or stored at a height greater than *** metres (*more precise to add AOD if known*) when measured from adjacent ground level and shall then only be in the locations identified on drawing reference plan ***.

Reason: To minimise the visual impact of the development, in the interests of visual amenity and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

VIS3 Machinery Operating at Ground Level

No plant and/or machinery shall be erected, installed or operated above (*the site's ground level as defined on plan reference *** dated ****) (*above *** AOD*).

Reason: To minimise the visual impact of the development, in the interests of visual amenity and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LIGHTING

LGHT1 Fixed Lighting Restriction

No fixed lighting shall be erected or installed on-site until details of the location, height, design, luminance and operation have been submitted to and approved in writing by the *** Planning Authority. That submitted shall include an overview of the lighting design including the maintenance factor and lighting standard applied together with a justification as why these are considered appropriate. The details to be submitted shall include a lighting

drawing showing the lux levels on the ground, angles of tilt and the average lux (minimum and uniformity) for all external lighting proposed. Furthermore a contour plan shall be submitted for the site detailing the likely spill light, from the proposed lighting, in context of the adjacent site levels. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: To minimise the nuisance and disturbances to neighbours (and the surrounding area and in the interests of highway safety) and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LGHT2 Use of Lighting Restriction

Floodlights/Fixed Lighting shall not be illuminated between the hours of *(insert time)* to *(insert time)* Monday to Friday and *(insert time)* to *(insert time)* Saturday and at no time on Sundays, Bank or Public Holidays *(save for security lighting activated by unauthorised entry by persons or vehicles)*.

Reason: To minimise the nuisance and disturbances to neighbours (and the surrounding area and in the interests of highway safety) and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E, W10F

Relevant policies from the appropriate Borough, District and/or City Local Plan.

DUST

DUST1 Dust Suppression Scheme

No development shall take place until a scheme to minimise dust emissions has been submitted to and approved in writing by the *** Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development *(for any phase, operation or location within the site identified on plan ***)*. The development shall be implemented in accordance with the approved scheme with the approved dust suppression measures being retained and maintained in a fully functional condition for the duration of the development hereby permitted.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No development shall take place until a scheme and programme of measures for the

suppression of dust, have been submitted to and approved in writing by the **** Planning Authority. The scheme shall include:

- (a) The suppression of dust caused by the moving, processing and storage of soil, overburden, stone and other materials within the site;
- (c) Dust suppression on haul roads, including speed limits;
- (d) The provision of dust collection and storage facilities;
- (e) Provision for monitoring and review of the scheme.

The development shall be implemented in accordance with the approved scheme and programme for the duration of the development hereby permitted.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative

No soils or overburden shall be stripped (*or no development shall take place*) until a scheme and programme for the monitoring and suppression of dust have been submitted to and approved in writing by the (*Mineral*) Planning Authority. The scheme shall include details of:

- (a) Precise arrangements for the measurement of wind speed on the site;
- (b) Dust monitoring points around the site boundary;
- (c) Monitoring frequency;
- (d) Dust monitoring procedures and the identification of maximum airborne dust levels;
- (e) Procedures to be adopted if airborne dust levels exceed the levels in d] above;
- (f) Measures for the suppression of dust caused by the movement/processing of minerals movement of soil and overburden.

The approved scheme and programme shall be implemented in its entirety before the commencement of any soil movements (*or the development shall be implemented in accordance with the approved scheme and programme for the duration of the development hereby permitted.*)

The results of dust monitoring over each (*specify duration in week/months*) monitoring duration shall be submitted to the (*Mineral*) Planning Authority within 14 days of the end of each monitoring duration.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

DUST2 Wind Speed

No stripping or spreading of overburden/topsoil/subsoil or excavation of minerals shall take place when the wind speed (*Direction of wind as well as speed may need to be considered*)

an additional issue) measured at the site equals or exceeds 28 knots. Prior to the stripping of overburden, an anemometer shall be installed and maintained throughout the life of the site in accordance with details which shall have been submitted to and approved in writing by the Mineral Planning Authority prior to the commencement of the development hereby permitted.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

DUST3 Spraying of Haul Road

The access/haul road used in connection with the development hereby permitted shall be sprayed with water during dry weather conditions.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ODOUR/BIO-AEROSOLS

ODR1 Odour Suppression Scheme

No intake of waste to the site shall take place until details of measures to prevent odour nuisance have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details which shall thereafter be retained and maintained for the duration of the development hereby permitted.

Reason: In the interests of amenity and to comply with Policies...

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ODR2 Bio-aerosol Monitoring (composting)

No development shall take place until a scheme, for the monitoring of bio-aerosols at the site, has been submitted to and approved in writing by the Waste Planning Authority. Such a scheme shall provide for the monitoring of bio-aerosols arising from the composting process on at least 2 occasions per year at locations around the site. The scheme shall have sufficient flexibility to ensure that the most appropriate monitoring methods are adopted and shall make provision for any necessary remedial measures to be carried out should levels exceed the relevant emission limits. The development shall be implemented in accordance with the approved scheme and retained for the duration of the development hereby permitted.

Reason: In the interests of amenity and to comply with Policies...

WLP Policies: W3A, W7A, W7B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ODR3 Odour Mitigation (composting)

No material shall be deposited, stored, shredded or composted (*or no development shall take place*) until a scheme for the processing of waste has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall:

- i) identify the frequency with which waste is turned having regard to all climatic conditions and the need to minimise odour at receptors;
- ii) provide for the biannual monitoring of bio-aerosols [*only appropriate if the site is exempt from PPC*];
- iii) Identify threshold levels for bio-aerosols and the remedial measures to be implemented when thresholds are reached (*only appropriate if the site is exempt from PPC*).

The development shall be implemented in accordance with the approved scheme for the duration of the development hereby permitted

Reason: *In the interests of amenity and to comply with Policies...*

WLP Policies: W3A, W7A, W7B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ODR4 Odour Management (composting)

No compostable wastes shall be stockpiled and stored for a period longer than 5 days without being sorted, shredded and moved to the composting area (*as defined on drawing reference no. *** dated ****).

Reason: *In the interests of amenity and to comply with Policies...*

WLP Policies: W3A, W7A, W7B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ODR5 Odour (Sewage Treatment Works)

Not more than (*insert volume*) ppb (H₂S) shall be measured at the emission stack for more than (*insert period*) hours over any 12 month period.

Reason: *In the interests of amenity and to comply with Policies...*

WLP Policies: W3A, W5C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LANDSCAPE AND TREES

LAND1 Landscape Scheme

No development shall take place until a landscape scheme has been submitted to and approved in writing by the *** Planning Authority. The scheme shall include details of areas to be planted with species, sizes, spacing, protection and programme of implementation. The scheme shall also include details of any existing trees and hedgerows on site with details of any trees and/or hedgerows to be retained and measures for their protection

during the period of (operations/construction of the development). The scheme shall be implemented within the first available planting season (October to March inclusive) following commencement (or completion) of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with condition *** of this permission.

Reason: To comply with section 197 of the Town and Country Planning Act 1990 (as amended), to improve the appearance of the site in the interest of visual amenity and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LAND2 Replacement Landscaping

Any tree or shrub forming part of a landscaping scheme approved in connection with the development (under Condition** of this permission) that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development (operations) shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the *** Planning Authority.

Reason: In the interest of the amenity of the local area, to ensure development is adequately screened and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE1 Tree Protection

No development or any preliminary groundwork's shall take place until:

- a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type. The fencing shall be erected around the trees and positioned from the trees in accordance with BS:5837 "Trees in Relation to Construction", and;
- b. Notices have been erected on the fencing stating "Protected Area (no operations within fenced area)".

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the County Planning Authority.

Reason: In the interest of visual amenity, to ensure protection for the existing natural environment and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE2 Tree Protection Scheme

No development shall take place until details of tree (and hedgerow) retention and protection have been submitted to and approved by the *** Planning Authority. The details shall include indications of all existing trees, shrubs and hedgerows on the site and on the immediate adjoining land together with measures for their protection. The approved details shall be implemented and maintained (for the period of construction of the development hereby permitted/during the life of the development permitted).

Reason: In the interest of visual amenity, to ensure protection for the existing natural environment and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE3 Works Affecting Trees Carried out by Hand

Any excavation work carried out beneath the crown spread of a tree shall be undertaken using hand tools only, working around tree roots so as to prevent damage or injury to the tree root. No tree root with a diameter greater than 25mm shall be severed unless approved in advance in writing by the *** Planning Authority.

Reason: To ensure that trees on site are protected from damage, in the interests of visual amenity and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE4 Tree Protection Scheme (detailed)

No (works or) development shall take place until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the *** Planning Authority. The scheme shall include (include those that are pertinent):

- a. A plan that shows the position, crown spread and root protection area in accordance with paragraph 5.2.2 of BS:5837 of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
- b. Details of each retained tree in a separate schedule in accordance with paragraph 4.2.6 of BS:5837
- c. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS:3998, 1989, 'Recommendations for Tree Work'.
- d. Details and positions of the Ground Protection Zones in accordance with section 9.3 of

BS:5837.

- e. Details and positions of Tree Protection Barriers identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping) in accordance with section 9.2 of BS:5837. The Tree Protection Barriers shall be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- f. Details and positions of the Construction Exclusion Zones in accordance with section 9 of BS:5837.
- g. Details and positions of the underground service runs in accordance with section 1 1.7 of BS:5837.
- h. Details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring or nearby ground in accordance with paragraph. 5.2.2 of BS:5837.
- i. Details of any special engineering required to accommodate the protection of retained trees (e.g. in connection with foundations, bridging, water features, surfacing) in accordance with section 10 of BS:5837.
- j. Details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of retained trees.
- k. Details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction.
- l. Details of the working methods to be employed for the access and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- m. Details of the working methods to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity
- n. Details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with paragraph 9.2.3 of BS:5837.
- o. Details of tree protection measures for the hard landscaping phase in accordance with sections 13 and 14 of BS:5837.
- p. The timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To ensure that retained trees are protected from damage, in the interests of visual amenity and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE5 Prevention of Tree Damage

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained trees branches, stems or roots be pruned.

Reason: In the interest of the amenity of the local area and to comply with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE6 Notice of Tree Works and Major Operations

No works to trees or works within the root protection area of a tree (RPA as defined in BS:5837) shall take place unless written notification of the date of the proposed works has been provided to the *** Planning Authority within (7¹) days of the works to trees or works within the root protection area taking place.

Note¹ The time period should be specific, but should be appropriate to the scale and complexity of works. The reason for the time period should be stated.

Reason: To ensure that retained trees are protected from damage, in the interests of visual amenity and to comply with Policies.....

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TREE7 Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the *** Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:

- a) An induction and personnel awareness of arboricultural matters;
- b) Identification of individual responsibilities and key personnel;
- c) A statement of delegated powers;
- d) Timing and methods of site visiting and record keeping, including updates;
- e) Procedures for dealing with variations and incidents.

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that retained trees are protected from damage, in the interests of visual amenity and to comply with Policies.....

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECOLOGY

ECO1 Acceptable Survey, Mitigation and Management Plan – Implementation of Scheme

The development hereby permitted shall be implemented in accordance with the biodiversity mitigation / enhancement measures submitted with the application as detailed in the approved (*REFERENCE SCHEME DATED ****) and shall be implemented in accordance with the timetable specified in the submitted details (ref and date) (*or in accordance with timetables to be submitted to and approved in writing by the *** Planning Authority*) and completed in full prior to the (*substantial completion / first bringing into use of the development hereby permitted etc. This will vary depending on context / each case*). The mitigation / enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise approved in writing by the *** Planning Authority.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO2 Mitigation Plan for Legally Protected Species and / or Priority Species

No development shall take place until a detailed mitigation plan for the [insert name of species] identified including their breeding sites and resting places has been submitted to and approved in writing by the *** Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO3 Protection of Legally Protected Species

No [*construction/demolition/excavation works*] or/and [*removal of trees/hedgerows*] shall be carried out on site between*** and *** (consult with Ecology) inclusive in any year, unless an ecological assessment has been undertaken, submitted to and approved in writing by the *** Planning Authority which confirms that no species would be adversely affected by the

construction/ demolition/excavation works and/or removal of trees/hedgerows.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Note: This condition can be modified wherever dates can be specified and the restriction is reasonable in the context of the application.

ECO4 Wildlife Protection Plan

No development shall take place until a Wildlife Protection Plan for the site has been submitted to and approved in writing by the *** Planning Authority. The details shall include how mitigation measures for Legally Protected Species and/or Priority Species will be implemented prior to and during construction of the development in accordance with appropriate wildlife legislation. This shall include Method Statements where appropriate. Should pre-construction inspections identify the presence of Legally Protected Species and/or Priority Species, construction works shall cease immediately until such time as further surveys have been completed (during the appropriate season) and mitigation measures have been agreed in writing with the *** Planning Authority and Natural England where necessary.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO5 Biodiversity/Landscape Method Statement

Note: For long term habitat management normally over 5 years, a Section 106 agreement may be more appropriate – See NPPF paragraph 203 to 206 and NPPF Technical Guidance paragraph 49 to 51.

No development shall take place until a Biodiversity Method Statement has been submitted to and approved in writing by the *** Planning Authority. The Plan shall include provision for habitat creation and management during the course of the development (as outlined in the *** Ecological Assessment (dated ***) and in accordance with the general principles outlined in the *** Biodiversity Management Plan (dated ***) and shall, without prejudice to the foregoing, include:

- a) The purpose and objectives for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed works shown on appropriate scale maps and plans;

- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Initial aftercare and long-time maintenance (where relevant);
- g) Disposal of any wastes arising from works.

The development hereby permitted shall be implemented in accordance with the approved plan.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO6 Biodiversity/Landscape Management Plan

Note: For long term habitat management normally over 5 years, a Section 106 agreement may be more appropriate – See NPPF paragraph 203 to 206 and NPPF Technical Guidance paragraph 49 to 51.

No development shall take place until a Biodiversity Management Plan has been submitted to and approved in writing by the *** Planning Authority. The Plan shall include:

- a) A description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving the aims and objectives of the project;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) On-going monitoring and remedial measures.

The Plan shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development hereby permitted shall be implemented in accordance with the approved plan.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO7 Construction Environmental Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the *** Planning Authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of biodiversity protection zones;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works or similarly competent person; and the
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be implemented and adhered to throughout the construction period of the development hereby approved.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO8 Breeding Birds During Construction

No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken an ecological assessment to confirm that no birds would be harmed and/or appropriate measures are in place to protect nesting bird interest on site. Any such written confirmation or ecological assessment shall be submitted to the *** Planning Authority for approval prior to any removal of hedgerows, trees or shrubs during this period.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Alternative Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August, inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

ECO9 Badgers During Construction

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipes and culverts have been submitted to and approved in writing by the *** Planning Authority. Such measures may, for reference, include:

- a) The creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and/or
- b) Open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

The development hereby permitted shall be implemented in accordance with the approved details.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO10 Bats During Construction

No activities that could result in disturbance (such as demolition, roof stripping, excavations or building works or associated operations) to bats shall be carried out between the dates of 1st [month] and 1st [month] in any year. Any works undertaken during the specified periods should only be carried out under the direction of a licensed bat ecologist to ensure that an offence is not committed.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO11 Fixed Lighting

No fixed lighting shall be erected or installed until details of the location, height, design, sensors, luminance and proposed hours of operation have been submitted to and approved in writing by the *** Planning Authority. The details shall:

- a) Identify those areas/features on site that are particularly sensitive for (insert species) and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
- b) Show how and where external lighting would be installed, through the provision of appropriate lighting contour plans and technical specifications, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and
- c) Detail the proposed hours of operation.

The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with policies...

MLP Policies: S10, S12, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO12 Update of Survey before Commencement of Development

Note: To be used where Protected Species and/or Priority Species have been confirmed or where they have not been confirmed but where there is a reasonable likelihood they may have colonised the site prior to the commencement of works associated with planning permission if this has been delayed or is undertaken in stages.

Should the development hereby approved not have been commenced within [one] year of the date of this planning permission, a further biodiversity survey of the site shall be carried out to update the information previously submitted with the application [*reference original survey dated ****] together with an amended mitigation and/or compensation strategy to mitigate/compensate the impact of the development upon the identified rare or protected species. The new biodiversity survey and mitigation/compensation strategy shall be submitted to and be approved in writing by the *** Planning Authority prior to the commencement of the development hereby permitted and thereafter the development shall be implemented in accordance with the approved biodiversity survey and

mitigation/compensation strategy.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ECO13 Biodiversity Offsetting – i.e. offsite compensation (subject to amendments)

No development or on site vegetation clearance works shall take place until a scheme for the remediation or offsetting of ecosystem and/or biodiversity impacts at the site has been submitted to and approved in writing by the *** Planning Authority. Any proposed Scheme shall include:

- (i) The identification of the receptor site or sites;
- (ii) Details of the offset requirements of the development in accordance with the current Defra offset standard regime or such other standard or regime recognised by Government;
- (iii) The provision of evidence of a contract that secures the delivery of the offsetting scheme; and
- (iv) A management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures for a period of not less than 25 years from the date of this permission).

The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: To make appropriate provision for conserving and enhancing the natural environment within the approved development, in the interests of biodiversity and in accordance with Policies...

MLP Policies: S10, DM1

WLP Policy: W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Informative (recommended by Natural England)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, it is possible that protected species may be encountered once works commence. As such Natural England recommends that the following informative should be appended to any such consent:

Should any [insert name(s) of protected species] or evidence of [insert name(s) of protected

species] be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

LAND AND SOILS

LS1 Limits of Excavation and Deposition

No excavation (*or deposition of any material*) shall take place closer than (100 metres) to the boundary of the planning permission area as shown on drawing reference ***** dated **** (nor within *** metres of any pylon, pipeline, railway or sewer) except as provided for in the approved scheme of working referred to in condition *** of this planning permission.

Reason: To ensure that the development is contained within its permitted boundaries, in the interests of residential amenity, to ensure the stability of the land (and / or specific feature) and to comply with Policies...

MLP Policies: S1, DM1

WLP Policy: W3A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS2 Soil Movement Scheme

No stripping or handling of topsoil or subsoil shall take place unless a scheme of soil movement has been submitted to and approved in writing by the *** Planning Authority. The scheme shall:

- a) Be submitted at least 3 months prior to the expected commencement of soil stripping;
- b) Clearly identify the origin, intermediate and final locations of soils for use in agricultural restoration together with details of quantities, depths and areas involved.

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure the retention of existing soils on the site for restoration purposes, to minimise the impact of the development on the locality and to comply with Policies...

MLP Policies: S1, S4, S10, DM1

WLP Policy: W3A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS3 Machine Movement Scheme

No development shall take place until a scheme of machine movements for the stripping and replacement of soils has been submitted to and approved in writing by the *** Planning Authority. The scheme shall define the type of machinery to be used and all the machine movements shall be restricted to those approved.

Reason: To minimise structural damage and compaction of the soil, to aid in the final restoration works and to comply with Policies...

MLP Policies: S1, S4, S10, DM1

WLP Policy: W3A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS4 Stripping of Top and Subsoil

No excavation shall take place nor shall any area of the site be traversed by heavy vehicles or machinery for any purpose or operation (*except for the purpose of stripping that part or stacking of topsoil in that part*) unless all available topsoil and/or subsoil has been stripped from that part and stored in accordance with the details agreed under condition *** of this planning permission.

Reason: *To minimise soil compaction and structural damage, and to help the final restoration in accordance with Policies...*

MLP Policies: S1, S4, S10, DM1

WLP Policy: W3A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS5 Maintenance of Bunds

No development shall take place until details for the forming, planting and maintenance of soil bunds to the site have been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *To protect the amenities of the local residents, to screen the development, to reduce the effects of noise disturbance and to comply with Policies...*

MLP Policies: S1, S4, S10, DM1

WLP Policy: W3A, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS6 Retention of Soils

All topsoil, subsoil and soil making material shall be retained on the site (*and used in restoration scheme as indicated on plan ****).

Reason: *To prevent the loss of soil and aid the final restoration of the site and to comply with Policies...*

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS7 Location and Volume of Bunds

No development shall take place unless a plan, showing the location, contours and volumes of the bunds and identifying the soil types and units contained therein, has been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved plan.

Reason: To minimise structural damage and compaction of soils, aid the final restoration of the site and to comply with Policies...

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS8 Soil Handled in a Dry and Friable Condition

No topsoil, subsoil and/or soil making material shall be stripped or handled unless it is a dry and friable condition¹ and no movement of soils shall take place:

- (a) During the months November and March (inclusive) unless otherwise approved in writing by the *** Planning Authority.
- (b) When the upper [*insert depth*] mm of soil has a moisture content which is equal to or greater than that at which the soil becomes plastic, tested in accordance with the 'Worm Test' as set out in BS 1377:1977 – 'British Standards Methods Test for Soils for Civil Engineering Purposes'; or
- (c) When there are pools of water on the soil surface.

Reason: To minimise the structural damage and compaction of the soil, to aid the final restoration of the site in compliance with Policies...

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Note¹ The criteria for determining whether soils are dry and friable involves an assessment based on the soil's wetness and lower plastic limit. This assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean glazed tile using light pressure from the flat of the hand. If a thread of 15cm in length and less than 3mm in diameter can be formed, soil moving should not take place until the soil has dried out. If the soil crumbles before a thread of the aforementioned dimensions can be made, then the soil is dry enough to be moved.

LS9 Soil Stripping Depths and Replacement

Topsoil shall be stripped to the full depth and shall, wherever possible, be immediately re-spread over an area of reinstated subsoil. If this immediate re-spreading is not practicable, the topsoil shall be stored separately for subsequent reuse.

(When subsoil is to be retained for use in the restoration process), Subsoil shall be stripped to a depth of not less than 700mm and shall, wherever possible, be immediately re-spread over the replaced overburden (low permeability cap). If this immediate re-spreading is not practicable, the subsoil shall be stored separately for subsequent reuse. Subsoil not being retained for use in the restoration process shall be regarded as overburden and stored as such.

Reason: To minimise structural damage and compaction of the soil, to aid the final restoration of the site and to comply with Policies...

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS10 Notification of Commencement of Soil Stripping

The applicant shall notify the *** Planning Authority at least 5 working days in advance of the intention to start stripping soils from any part of the site or new phase of working.

*Reason: To allow the *** Planning Authority to monitor progress at the site, to minimise structural damage and compaction of the soil, to aid the final restoration of the site, to ensure the retention of identified soils in the approved positioning and to comply with Policies...*

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS11 Notification of Soil Placement

The applicant shall notify the *** Planning Authority at least 5 working days in advance of the commencement of the final subsoil placement on each phase, or part phase, to allow a site inspection to take place.

*Reason: To allow the *** Planning Authority to monitor progress at the site, to minimise structural damage and compaction of the soil, to aid the final restoration of the site, to ensure the retention of identified soils in the approved positioning and to comply with Policies...*

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS12 Topsoil and Subsoil Storage

Topsoil, subsoil and soil making materials shall be stored (*in accordance with the details (insert ref) dated (insert date) and*) in separate mounds which shall:

- a) Not exceed 3 metres in height in the case of topsoil, or exceed 5 metres in height in the case of subsoil's;
- b) Be constructed with only the minimum amount of soil compaction to ensure stability and shaped so as to avoid collection of water in surface undulations;
- c) Not be subsequently moved or added to until required for restoration;
- d) Have a minimum 3.0 metre standoff, undisturbed around each storage mound;
- e) Comprise topsoil's on like-texture topsoil's and like-texture subsoil's;
- f) In the case of continuous mounds, ensure that dissimilar soils are separated by a third material, which shall have previously been agreed in writing by the *** Planning Authority.

Reason: To minimise structural damage and compaction of the soil, to aid the final restoration of the site, to ensure the retention of identified soils in the approved positioning and to comply with Policies...

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS13 Topsoil and Subsoil Placement

Upon restoration of any part or phase of the development hereby permitted, subsoil's shall be tipped in windrows, in no less than 5 metre wide strips, in such a manner as to avoid the compaction of placed soils. Topsoil shall then be tipped and spread evenly onto the levelled subsoil also in such a manner to avoid the compaction of the placed soils.

Reason: To minimise structural damage and compaction of soil, to aid the final restoration of the site and to comply with Policies...

MLP Policies: S1, S4, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

LS14 Final Soil Coverage

The uppermost *** metres of imported waste materials shall be free from any large solid objects and shall be both graded with the final tipping levels hereby approved and ripped using appropriate machinery to a minimum depth of 600mm. The waste shall be in turn covered with a minimum of ***mm even depth of subsoil and ***mm even depth of topsoil in the correct sequence. The finished surface shall be left free from rubble and stones greater than ***mm in diameter which would otherwise hinder cultivation.

Reason: To ensure the site is properly restored and in compliance with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ARCHAEOLOGY

ARC1 Advance Archaeological Investigation

No development or preliminary groundworks shall take place until a written scheme and programme of archaeological investigation and recording has been submitted to and approved in writing by the *** Planning Authority. The scheme and programme of archaeological investigation and recording shall be implemented prior to the commencement of the development hereby permitted or any preliminary groundworks.

Reason: To ensure that any archaeological interest has been adequately investigated and recorded prior to the development taking place and to comply with Policies...

MLP Policies: S1, S10, DM1

WLP Policy: W3A, W8A, W8B, W8C, W10E

WATER PROTECTION AND POLLUTION PREVENTION

POLL1 Surface and Foul Water Drainage

No development shall take place until a detailed scheme to accommodate all surface and foul water drainage arising from the development hereby permitted has been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved scheme and maintained (*for the life of operations on site/the development hereby permitted*).

Reason: To minimise the risk of pollution of water courses and aquifers, minimise the risk of flooding to comply with Policies...

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL2 Interception Facilities

No development shall take place until details of petrol/oil/grit interception facilities have been submitted to and approved in writing by the *** Planning Authority. The details shall include the collection of surface water from impermeable surfaces and its passing through the facility prior to being discharged into any water course, sewer or soak-away. The development shall be implemented in accordance with the approved details [*prior to commencement of operations*] and maintained (*for the life of operations on site/the development hereby permitted*).

Reason: To minimise the risk of pollution to water courses and aquifers and to comply with Policies...

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL3 Trade Effluent and Sewage Disposal

Any foul sewage and trade effluent, arising from the development hereby permitted, shall be discharged to the main foul water sewage system. No foul sewage or trade effluent shall be discharged to the main foul water sewage system until details of the connections to the main foul water sewage system have been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details (*prior to commencement of operations*) and maintained (*for the life of operations on site/the development hereby permitted*).

Reason: To minimise the risk of pollution to water courses and aquifers and to comply with Policies...

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL4 Fuel/Chemical Storage

Any fuel, lubricant or/and chemical storage vessel (*whether temporary or not*) shall be placed or installed within an impermeable container with a sealed sump and capable of holding at least 110% of the vessel's capacity. All fill, draw and overflow pipes shall be properly housed within the bunded area to avoid spillage. The storage vessel, impermeable container and pipes shall be maintained (*for the life of operations on site/the development hereby permitted*).

Reason: *To minimise the risk of pollution to water courses and aquifers and to comply with Policies...*

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL5 Prevention of Groundwater Pollution from Tipping

No imported waste, other than inert excavated soils, shall be deposited on any excavated area of the site until engineering works have been carried out so as to prevent the drainage of surface and groundwater into the excavated area.

Reason: *To protect groundwater from pollution and to comply with Policies...*

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL6 Groundwater Monitoring

No development shall take place (*prior to the commencement of extraction/infilling*) until precise details of the arrangements for the monitoring of ground water levels, including the frequency of monitoring and reporting for the duration of the development hereby permitted, have been submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: *To protect groundwater from pollution and to comply with Policies...*

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL7 Watercourse Protection

No extraction, tipping or temporary storage of materials shall take place within (*insert distance*) metres of any watercourse. No material shall be tipped or deposited within any watercourse or culvert.

Reason: To minimise the risk of pollution of watercourses and aquifers and to comply with Policies...

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

POLL8 Prevention of Plant and Machinery Pollution

Repair, maintenance and refuelling of plant, equipment and machinery shall only take place on an impervious surface drained to an interceptor.

Reason: To minimise the risk of pollution of watercourses and aquifers and to comply with Policies...

MLP Policies: S1, S3, S10, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

RESTORATION

RES1 Stones to be Picked

All stones and other materials in excess of 100mm in any dimension shall be picked and removed from the final restored surface of the site, prior to the commencement of the aftercare period.

Reason: To ensure the restored land is (agriculturally versatile), (agricultural) operations are not impeded and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

RES2 Restoration with Pre-Settlement Contours

Upon the completion of restoration, no part of the restored land shall exceed the pre-settlement contours as shown on drawing number ***. Details of the final levels on site shall be submitted to the *** Planning Authority once infilling is complete (*on any phase or part phase*) and prior to the placement of the clay cap and/or subsoil. The *** Planning Authority shall be given 5 clear working days' notice to enable an inspection to be made prior to the placement of the clay cap/subsoil.

Reason: To ensure proper restoration of the site and to comply with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

Note: You may need an additional condition requiring reconsideration of pre-settlement contours on long term landfill sites (see Colchester Quarry Bellhouse site for example)

RES3 Pre-Settlement Contours to be Agreed

No deposition of any imported waste / infilling / restoration material shall take place until details of pre-settlement levels have been submitted to and approved in writing by the *** Planning Authority. The details shall include land topography shown in contours at not less than 1 (or 5) metre intervals. The development shall be implemented in accordance with the approved details.

Reason: To ensure proper restoration of the site and compliance with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

RES4 Final Landform

Final landform and surface restoration levels shall accord with the landform shown on drawing reference ***** dated **** and the final contour levels shown on drawing reference ***** dated *****.

Reason: To ensure proper restoration of the site and compliance with Policies...

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

RES5 Low Permeability Capping Layer

Prior to the placement of overburden and/or subsoil, the reinstated area shall be covered with a low permeability capping layer sufficient to prevent the ingress of surface water into the deposited waste. The capping layer shall conform to the pre-settlement contours as shown on plan ***.

Reason: To prevent a build-up of leachate within the site and to comply with Policies...

MLP Policies: S1, S3, S10, S12, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

AFTERCARE

AFT1 Aftercare Scheme to be Approved

An aftercare scheme detailing the steps that are necessary to bring the land to the required standard for (*agricultural/amenity/woodland*) use shall be submitted to and approved in writing by the *** Planning Authority prior to commencement of restoration works/infilling/the placement of soils on site. The submitted Scheme shall:

- a. Provide an outline strategy in accordance with Paragraph 57 the Planning Practice Guidance for the five year aftercare period. This shall broadly outline the steps to be carried out in the aftercare period and their timing within the overall programme.
- b. Provide for a detailed annual programme, in accordance with Paragraph 58 to the Planning Practice Guidance to be submitted to the *** Planning Authority not later than two months prior to the annual Aftercare meeting.
- c. Unless the *** Planning Authority approved in writing with the person or persons responsible for undertaking the Aftercare steps that there shall be lesser steps or a different timing between steps, the Aftercare shall be carried out in accordance with the submitted Scheme.

The development shall be implemented in accordance with the approved aftercare scheme.

Reason: To ensure the satisfactory restoration of the site for agriculture/amenity/woodland and in accordance with Policies.....

MLP Policies: S1, S10, S12, DM1

WLP Policy: W3A, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

AFT2 Drainage of Restored Land

Within 12 months of the placement of topsoil in any phase of restoration, details of under-soil drainage and associated surface drainage for the restored land shall be submitted to and approved in writing by the *** Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To aid the rehabilitation of the site for beneficial use and to comply with Policies...

MLP Policies: S1, S3, S10, S12, DM1

WLP Policy: W3A, W4A, W4B, W8A, W8B, W8C, W9A, W9B, W10C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MINERALS EXCLUSIVE

MIN1 No Importation

No materials (*mineral/aggregates*) shall be imported to the site (and only aggregate from the *** shall be processed.)

Reason: To ensure that there are no adverse impacts on the local amenity from the development, not assessed in the application details, and to comply with Policies...

MLP Policies: S1, S2, S5, S10, DM1, DM3, DM4

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN2 Importation from Specific Sites

Only mineral/aggregate from *****, (extracted under permission ***) shall be imported and

processed to the site.

Reason: To ensure that there are no adverse impacts on the local amenity from unauthorised development and to comply with Policies...

MLP Policies: S1, S2, S5, S10, DM1, DM3, DM4

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN3 Working only as Extension to Existing Quarry

The land to which this permission relates shall only be worked in conjunction with *** and as an extension of the existing workings at *** Quarry. No sand or gravel shall be extracted from the site until the available material has been extracted from the land permitted under planning permission reference ***. (and restoration progressed to a stage approved in writing by the *** Planning Authority).

*Reason: To minimise the disruption to agricultural operations on the holding, to avoid cumulative impacts of development and to enable the *** Planning Authority to monitor the development in accordance with Policies...*

MLP Policies: S1, S2, S5, S10, DM1, DM3, DM4

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN4 Restriction on Exports

All aggregates available for exportation/sale shall originate only from the workings hereby permitted.

Reason: To ensure uses on site are wholly ancillary to the mineral operations hereby permitted and to comply with Policies...

MLP Policies: S1, S2, S5, S10, DM1, DM3, DM4

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN5 Boreholes Prior to Extraction

No excavation shall take place until boreholes for monitoring of groundwater have been installed in such locations, details of which shall have been to be submitted to and approved in writing by the Mineral Planning Authority.

Reason: To assess the risks of effects arising from changes in groundwater levels and to comply with Policies...

MLP Policies: S1, S3, S10, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN6 Records of Output

The output of mineral/material leaving the site shall not exceed a level of *** tonnes per annum. From the date of this permission the operators shall maintain records of their monthly output for the lifetime of operations on site and shall make them available to the Mineral Planning Authority upon request.

*Reason: To prevent inappropriate use of the (***) resource, to allow the Mineral Planning*

Authority to monitor progression and activity at the site and to comply with Policies...

MLP Policies: S1, S2, S6, S7, S10, S12, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN7 Extraction Depth Limit

No extraction shall take place above/below *** metres Ordnance datum.

Reason: *To protect *** and to comply with Policies...*

MLP Policies: S1, S3, S10, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

MIN8 Limits of Permitted Site

No excavation shall take place closer than *** metres from the limit of the planning permission boundary line as shown on drawing *** and dated ***. (The angle of any final quarry face shall be ***).

Reason: *To ensure the development is contained within its permitted boundaries, to avoid effects on the surrounding land and to comply with Policies...*

MLP Policies: S1, S10, DM1

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WASTE EXCLUSIVE

WAST1 Waste Type Restriction

No waste other than those waste materials defined in the application details shall enter the site.

Reason: *Waste material outside of the aforementioned would raise alternate, additional environmental concerns which would need to be considered afresh and to comply with Policies...*

WLP Policies: W3A, W3D, W4A, W5A, W8A, W8B, W8C, W9A, W9B, W0E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WAST2 Skips to be Incidental to Main Use

Prior to the commencement of importation of waste details of skips storage, including the maximum number of skips, purpose and a location area within the Site shall be submitted to and approved in writing by the Waste Planning Authority. Skips shall be stored in accordance with the approved details.

Reason: *In the interests of local amenity and to comply with WLP Policies...*

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WAST3 Litter Control

No development shall take place until details of measures for litter control have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details and thereafter shall be maintained for the life of the (*landfilling/development*) hereby permitted.

Reason: To protect the amenity of local residents, to minimise disturbance and pollution and to comply with Policies...

WLP Policies: W3A, W8A, W8B, W8C, W9A, W9B, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WAST4 Waste Handled in Designated Areas

Waste brought onto the site shall be deposited and handled within the approved (*handling area/bunkers/reception bays*). The height of any stored waste shall not exceed the height of the [*reception bay/bunker*] walls.

Reason: To ensure minimum disturbance from operations, to avoid nuisance to local amenity and to comply with Policies...

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WAST5 No Waste Deposit Outside Defined Areas

No deposition, storage, processing, handling or transfer of waste shall take place at the site outside of the approved area defined on drawing ref *** dated ***.

Reason: To ensure controlled waste operations and the containment of waste materials in compliance with Policies...

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

WAST6 No Crushing of Stone or Hardcore

No crushing and/or screening of stone, concrete, brick rubble or hardcore shall take place on the site.

Reason: To protect residential amenity from adverse impacts from such operations, to control waste processing operations and to comply with Policies...

WLP Policies: W3A, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

GAS AND LEACHATE

GAS1 Landfill Gas Well Heads

At least 3 months prior to the capping of a landfill, or any part of a landfill, details of landfill gas and leachate well heads shall be submitted to and approved in writing by the Waste Planning Authority. The details shall include the design and location of the well heads, (*and demonstrate that there would be no obstruction to agricultural machinery*). The development shall be implemented in accordance with the approved details.

Reason: To ensure proper control over landfill gas and leachate, in the interests of local amenity, to control the physical appearance and treatment of such installations and to comply with Policies...

WLP Policies: W3A, W7H, W9A, W9B, W10D, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

GAS2 Management of Landfill Gas Details

No (*development/deposition of waste at the site*) shall take place until details for the management of landfill gas have been submitted to and approved in writing by the Waste Planning Authority. The details shall include methods of collection and disposal, or conversion to energy, of landfill gas arising from the site. The development shall be implemented in accordance with the approved details (*The details shall be implemented on the completion of Phase 1 of the landfill site*).

Reason: To retain control over the detailed appearance and treatment of these proposals, in the interests of pollution prevention and local amenity and to comply with Policies...

WLP Policies: W3A, W7H, W9A, W9B, W10D, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

GAS3 Monitoring Gas and Leachate

No (*development/infilling of waste*) shall take place until a scheme of landfill gas monitoring has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall define the frequency and methodology of detecting and dealing with landfill gas within the (*agricultural*) soils and shall at the monitoring times coincide with the (*agricultural*) aftercare procedures. Records of findings shall be kept on site and made available to the Waste Planning Authority upon written request. The development shall be carried out in accordance with the approved details.

Reason: To aid the rehabilitation of the restored site to a productive agricultural use and to comply with Policies...

WLP Policies: W3A, W7H, W9A, W9B, W10D, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

COMPOSTING

COMP1 Green Waste Only

No material other than green garden waste and green agricultural waste shall be accepted at the site. (*Non-green waste shall be stored in a designated covered container prior to its removal from the site.*)

Reason: To minimise the impacts on local amenity and to comply with Policies...

WLP Policies: W3A, W6A, W7A, W7B, W7C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

COMP2 Control of Leachate

All contaminated surface water and/or other liquids leaching from the composting area shall be collected by a contained drainage and storage system, constructed in accordance with details submitted to and approved in writing by the *** Planning Authority. No collected liquid shall be discharged to the groundwater of any surface water ditch or drain.

Reason: *To minimise the risk of polluting water sources and aquifers and to comply with Policies...*

WLP Policies: W3A, W4B, W7A, W7B, W7C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

COMP3 Compost used on Site/Land Only

All compost shall be used on site as a soil improver only. No (*compost, soil improver or other materials*) produced on site shall be exported from the site. There shall be no retail sales of (*compost, soil improver or other materials*) from the site.

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted and to ensure compliance with Policies...*

WLP Policies: W3A, W4C, W7A, W7B, W7C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

COMP4 Shredding and Screening Machines to be operated together

The shredder (*reference to drawing/app details if possible*) and trommel screen (*reference to drawing/app details if possible*) shall not be operated at the same time.

Reason: *To protect the amenities of local residents and to comply with Policies...*

WLP Policies: W3A, W7A, W7B, W7C, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

END OF LIFE VEHICLES

ELV1 Processing in Storage Bays

No salvaging operations, including the de-polluting and dismantling of end-of-life vehicles, shall take place outside of the (*area/building/bay*) shown on drawing reference ***, dated ***.

Reason: *In the interests of local amenity, to ensure that operations take place in an area designed to cause minimal harm to the environment and to comply with Policies...*

WLP Policies: W3A, W4B, W7F, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ELV2 Storage of Vehicle Parts

Vehicles and component parts shall only be stored within the area marked *** on drawing reference *** dated *** and such storage shall not exceed a height of *** metres when measured from ground level.

Reason: *In the interests of local amenity, to protect the local environment and to comply with Policies...*

WLP Policies: W3A, W7F, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

ELV3 Restriction of Sale of Vehicle Parts

The retail of vehicle parts and components from the site shall be restricted to wholesale distribution only. There shall be no direct sale of vehicle parts and components from the site.

Reason: In the interests of highway safety and local amenity and to comply with Policies...

WLP Policies: W3A, W4C, W7F, W8A, W8B, W8C, W10E

Relevant policies from the appropriate Borough, District and/or City Local Plan.

SCHOOLS EXCLUSIVE

SCHL1 Temporary Classbase Lifetime

The use of the temporary classbase hereby permitted shall cease on the *** and within 3 months of that date the unit shall be removed from site and the land restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and to comply with Policies...

Relevant policies from the appropriate Borough, District and/or City Local Plan.

SCHL2 Development in Accordance with Submitted Details

The development hereby permitted shall be carried out in accordance with the details submitted by way of application reference *** dated *** (amended by this application dated ***), letters (e-mail) dated ***, drawings referenced (***, ***) and [the contents of the Design and Access Statement dated (***) and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority, except as varied by the following condition(s):

Reason: To ensure development is carried out in accordance with the approved plans and to comply with Policies...

Relevant policies from the appropriate Borough, District and/or City Local Plan.

SCHL3 Removal of Classbase(s) upon Completion

Within (6 months) of the completion of the development hereby permitted, or within (1 month) of its first beneficial occupation, whichever is the sooner, the use of the temporary classbase(s) as defined in drawing reference ***, dated ***, shall cease and thereafter shall be removed from site within 3 months and the land reinstated to its former condition within a further 28 days.

Reason: In the interests of visual amenity and to comply with Policies...

Relevant policies from the appropriate Borough, District and/or City Local Plan.

TEMPORARY PERMISSIONS

TEMP1 Temporary Life

The (use of the building) hereby permitted shall cease on the *** and thereafter within (* months of this date) the building shall be removed from the site and the land restored to its former condition (as shown on drawing reference *** dated ***).

Reason: To ensure the temporary nature of the development is maintained, in the interests of local amenity and to comply with Policies...

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

PERMITTED DEVELOPMENT RIGHTS

Note: These following three conditions should only be used if there is clear justification to do so and should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. Do not use generally.

GPDO1 Removal of PD Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no **** shall be installed, extended or erected on the site without the benefit of express planning permission.

Reason: To enable the *** Planning Authority to adequately control, monitor and minimise the impacts on the amenities of the local area, to minimise the impact upon {landscape/green belt etc} and to comply with Policies...

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

GPDO2 Removal of PD Rights – Specific

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no building, structure, fixed plant or machinery (*other than hydraulic excavator, dragline or plant for movement of materials*), except as detailed in the scheme[s] approved under conditions ***, shall be erected, extended, installed or replaced on the site without the prior approval of the *** Planning Authority.

Reason: To enable the *** Planning Authority to adequately control the development, to minimise its impact on the local area, to minimise the impact upon (landscape/green belt etc) and to comply with Policies...

Policies: Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.

Alternative

Notwithstanding the provisions of part 17 of schedule 2 of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order amending, replacing or re-enacting that Order) -

- (a) No fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site/quarry complex except (*specify as appropriate*¹), without prior planning permission from the *** Planning Authority;

- (b) No mineral waste shall be deposited except (*specify as appropriate*¹) at the site/quarry complex without prior planning permission from the *** Planning Authority.

Reason: *To protect the (specify as appropriate) amenities of the area and to comply with Policies...*

Policies: *Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.*

*Note*¹ *Insert suitable area or level. This condition is seldom necessary as there is usually provision made for the depositing of mineral waste in the Scheme of Working.*

GPDO3 Use Classes Order Restriction

The development hereby permitted shall be used only for the purposes *** and for no other purposes within Class *** of the Town and Country Planning Use Classes Order 1987 (as amended), or in any statutory instrument revoking or re-enacting that Order

Reason: *In order to protect the local amenity of the area, to regulate the use of the land and to comply with Policies...*

Policies: *Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.*

DETAILS TO BE SUBMITTED (GENERAL)

GEN1 Advance Submission of Details

No development shall take place until details of *** have been submitted to and approved in writing by the *** Planning Authority. The details shall include ***. The development shall be implemented in accordance with the approved details.

Reason: *To limit the impacts on local amenity (and the local environment) and to comply with Policies...*

Policies: *Relevant policies from the MLP, WLP and appropriate Borough, District and/or City Local Plan.*

DISCHARGED CONDITIONS / SUBMITTED DETAILS

DIS1 Standard Wording for Discharged Conditions / Where Details have been Submitted with Application

The development hereby permitted shall be implemented in accordance with the (*information condition relates to*) details approved on *** under *condition* * of planning permission CC/ESS/**/**/**. The approved *** *details* are set out in the application for approval of details reserved by condition dated ***, *including* ***.

Reason: *As originally imposed*

GUIDANCE 'UNLESS OTHERWISE APPROVED IN WRITING'

The term 'unless otherwise approved in writing by the *** Planning Authority' should only be included within conditions where the details relating to that condition do not go to the 'heart' of the planning permission itself and more specifically, in relation to short temporary periods

and in exceptional circumstances. For instance, with respect to hours of operation, sites which occasionally seek to operate extended hours for special specific contracts. The applicant would still require the prior approval in writing of the relevant Planning Authority in advance with the relevant Planning Authority responsible for notifying the local Parish Council / residents / Council Member etc.

The relevant Planning Authority are also responsible for monitoring the impact of any amendment approved via this method as, if the impact from the amendment has not been adequately minimised and problems have resulted from the amendment then this would need to be taken into account if further requests of this nature were received by the relevant Planning Authority.

ROMP CONDITIONS: SUBMISSION OF SCHEMES

Conditions attached to Review of Mineral Permissions (ROMPs) which require the submission of schemes should have the following bespoke wording:

'Within 6 months from the date this decision comes into effect...'

This is as opposed to 'within 6 months of the date of this decision...'