

## **Conditions and Informatives**

### **General Conditions**

#### **Approved Plans**

1. The proposed development shall not take place other than in accordance with the following approved plans/information:
  - Location Plan (Drawing No. 19-02-31);
  - Site Layout Plan ((Drawing No. 19-02-33);
  - Proposed Surfacing Details Plan (Drawing No. 19-02-34);
  - Site Sections Plan (Drawing No. 19-02-35);
  - Access Gates, Sections, Site Cabins Plan (Drawing No. 19-02-36);
  - Existing Access and Visibility Splays Plan (Drawing No. 190720-002);
  - Drainage Strategy Report (2020/D1867/DS1.2 dated 07/08/2020);
  - Conceptual Drainage Strategy (Drawing No. D187-300 Rev B);and other supporting information, save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

### **Conditions Controlling Construction**

#### **Construction Hours**

2. No further works associated with the construction of the development hereby permitted, including the delivery of materials, shall take place outside the hours of 8.00 am and 17.00 pm on Mondays to Fridays inclusive; and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity.

#### **Construction Management Plan**

3. No further works for the construction of the development hereby permitted shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
  - the anticipated number, frequency and types of vehicles used during construction;
  - the method of access and routing of vehicles during construction;
  - the parking of vehicles by site operatives and visitors;
  - the loading and unloading of plant, materials and waste,
  - the storage of plant and materials used in construction of the development; and

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders).

Reason: In the interests of highway safety.

### **Archaeological Written Scheme of Investigation**

4. No new excavations shall be carried out (including stripping of soils/existing surfacing or site clearance) within the site until a Written Scheme of Investigation for a programme of archaeological work has been submitted to and approved in writing by the County Planning Authority. The scheme should include provision for field survey, recording, analysis, reporting, publishing and archiving of the results. Once approved the scheme of archaeological work shall be implemented in full in accordance with a timetable to be agreed within the scheme.

Reason: In order to enable the recording of heritage assets of archaeological interest.

## **Conditions Controlling the Development & Operations**

### **Surface Water Drainage**

5. Within 2 months of the date of this decision, the approved drainage scheme (Drainage Strategy Report 2020/D1867/DS1.2 dated 07/08/2020 and Conceptual Drainage Strategy Drawing No. D187-300 Rev B) shall be implemented in full, and thereafter maintained in full throughout the approved operation. Within 1 month following its implementation, as-built drawings of the implemented scheme, together with a verification report that confirms that the scheme operates in accordance with the approved scheme (prepared by a qualified engineer), shall be submitted to the County Planning Authority. If the verification report indicates that the drainage system is not operating suitably, within 1 month a scheme of rectification shall be submitted to and approved in writing by the County Planning Authority, and thereafter implemented in full in accordance with a timetable to be set out in the rectification scheme.

Reason: To ensure that the proposed development is satisfactorily drained and ensure that impacts through flooding and pollution are not caused.

### **Landscaping Scheme**

6. Within 2 months of the date of this decision, a landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall provide for planting on northern, western and southern bunds and include the details of the number, size, spacing and species of shrubs and trees to be planted around the site, and a programme of maintenance. In addition all existing trees and hedgerows shall be indicated, including details of those to be retained. All planting and seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following approval of the landscaping scheme. Any trees or plants which within a period of five years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting

season with others or similar size and species, unless the County Planning Authority gives written consent for any variation.

Reason: To mitigate, as far as practicable, the visual impact of the development on the surrounding countryside and to ensure biodiversity net gain.

### **Fencing/Gates/Walls**

7. Within 2 months of the date of this decision, details of all new fencing, gates and retaining walls to be erected around the application site (including acoustic fencing) shall be submitted to and approved in writing by the County Planning Authority. The approved details shall thereafter be implemented in full within 1 month of being approved and the fencing maintained for the duration of the operations hereby approved.

Reason: To minimise the visual intrusion of the development into the surrounding countryside, and in the interests of residential amenity.

### **Dust Suppression Scheme**

8. Within 2 months of the date of this decision, a Dust Suppression Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall incorporate assessment and mitigation as set out in the Guidance on the Assessment of Dust from Demolition and Construction 2014 published by the Institute of Air Quality Management, details of monitoring, measures to ensure dust from HGVs is minimised, lines of responsibility, and a process for review in the event dust complaints are received by the operator or the County Planning Authority. Once approved, the Dust Suppression Scheme shall be implemented and adhered to in full throughout the operation of the development hereby approved.

Reason: In the interests of the amenity of local residents and the environment of the locality.

### **Wheel Cleaning Scheme**

9. Within 2 months of the date of this decision, details of a vehicle wheel-cleaning facility shall be submitted to and approved in writing by the County Planning Authority. The approved vehicle wheel cleaning facility shall be installed within 1 month of being approved and maintained in working order for the duration of the operations hereby approved.

Reason: To prevent mud or debris from entering the public highway, in the interests of highway safety.

### **Site Layout and Permitted Plant**

10. The site, approved structures, and ancillary containers shall be laid out and operated in accordance with the approved Site Layout Plan (Drawing No. 19-02-33). Unless otherwise agreed in advance and in writing with the County Planning Authority, only the following plant and machinery (the specifications of which shall be submitted to and approved in writing by the County Planning Authority within 2 months of the date of this decision) shall be operated on the site:
  - 1x Combined Screening Plant;

- 2x 360° excavators; and
- 1x Loader

Reason: To control the nature of operations and type of plant such as to minimise the impact of the development on the amenity of residents and the environment.

### **Hours of Operation**

11. No operations associated with the development hereby permitted, including the loading and unloading of vehicles, shall take place outside the hours of 8.00 am and 17.00 pm on Mondays to Fridays inclusive; and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity.

### **Vehicle Arrival and Departure Hours**

12. No HGVs associated with the use hereby permitted shall enter or leave the site outside the hours of 07:00 and 17:00 Mondays to Fridays inclusive, and none shall enter or leave the site on any Saturday, Sunday, Bank or Public Holidays.

Reason: In the interests of residential amenity.

### **Noise Management Plan**

13. Within 2 months of the date of this decision, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the County Planning Authority. The NMP shall set out measures to monitor and minimise noise and vibration arising from operations and include, but not be limited to, details of plant and hard surface maintenance, measures to minimise drop heights, details of monitoring, lines of responsibility, and process for logging and addressing complaints. Once approved, the NMP shall be implemented immediately and adhered to in full throughout the life of the development.

Reason: To protect the amenities of the locality and residents from the effects of noise.

### **Reversing Alarms**

14. All vehicles, plant and machinery used on site required to emit reversing warning noise, shall use white noise/broadband alarms rather than single tone 'bleeping' alarms.

Reason: To protect the amenities of the locality and residents from the effects of noise.

### **No Crushing Operations**

15. No crushing operations or crushing plant/equipment shall take place or be used on site at any time.

Reason: In the interests of residential amenity.

### **Quantities of Waste and Record Keeping**

16. No more than 25,000 tonnes of waste shall be managed at the site in any 12 month period. The operator will, within seven days of a request by the County Planning Authority, provide written records detailing the tonnages of waste processed at the site and the number of HGV vehicle movements to and from the site for any specified preceding period.

Reason: To control the scale/nature of the development and minimise the impact of the development on the amenity of residents and the environment.

### **Waste Types**

17. Only construction demolition and excavation waste shall be processed at the site. No putrescible, odorous or hazardous waste shall be imported or processed on site at any time.

Reason: To avoid pollution through contamination of the soil, water and/or air and minimise the impact of the development on the amenity of residents and the environment.

### **No Burning**

18. No burning of materials shall take place on the site at any time.

Reason: In the interests of air quality and residential amenity.

### **Stockpile Heights**

19. No stockpile of waste or materials shall exceed 4m in height.

Reason: To control the scale/nature of the development and minimise the impact of the development on the amenity of residents and the environment.

### **Vehicular Operations and Controls**

20. No vehicles, plant, machinery or equipment shall be parked, maintained or repaired on the site other than those which are directly required for the handling, sorting, transport, and storage, of waste material at the site.

Reason: To control the scale/nature of the development and minimise the impact of the development on the amenity of residents and the environment.

### **Lighting**

21. No external lighting or floodlighting shall be installed on site until their details have been submitted to the County Planning Authority for written approval. Any lighting shall be designed and shielded at all times to minimise light spillage beyond the site boundary, and with the exception of intruder activated security lighting, shall only be used during permitted hours of work as set out by condition 11. Thereafter, only lighting in full accordance with the approved details shall be installed on site.

Reason: To avoid light pollution in the interests of residential amenity and the environment of the locality.

## **Informatives**

A. In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant by:

- providing pre-application advice;
- seeking amendments early on in the application process to see if a sustainable solution can be agreed;
- discussing issues of concern as early as possible, including those raised by consultees and third parties;
- giving them the opportunity to provide further information/changes to overcome material impacts; and
- working with consultees.

As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the Development Plan and presumption in favour of sustainable development.

B. The granting of any planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact Horsham District Council Environmental Health Department. The developer should at all time employ best practical means to minimise noise and dust disturbance to nearby residents. All construction work practises should comply with BS 5228 'Code of practice for noise and vibration control on construction and open sites'.

C. Please note that this development may require an Environmental Permit, or an exemption from an Environmental Permit from the Environment Agency. The applicant must ensure that the operations at the site are in accordance with Environmental Permitting Regulations.