

Conditions and Informatives

GENERAL

Commencement

1. The development hereby permitted shall commence before the expiration of three years from the date of this permission. Written notification of the date of the commencement of development shall be sent to the County Planning Authority within at least seven days of development commencing.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and allow monitoring of the commencement of the temporary development.

Approved Plans and Documents

2. The development hereby permitted shall not take place other than in accordance with the following approved plans and documents:
 - Proposed Site Plan: Soil Washing Facility (ref. BA039900, 17/01/19);
 - Proposed Soil Washing Elevations (ref. BA039600, 17/01/19).

save as varied by the conditions hereafter.

Reason: To ensure the development is carried out as proposed in the application submission.

Temporary Permission

3. The structures identified on the approved Site Plan: Soil Washing Facility (ref. BA039900, 17/01/19), and all associated development excluding hardstanding shall be removed from the site and waste shall stop being imported to the site for the purposes of the approved development on or before a date five years after the date of the commencement of development.

Reason: To allow consideration of the need for the allocated non-inert landfill capacity at the end of the temporary timeframe, in accordance with Policy W10 of the West Sussex Waste Local Plan 2014.

PRIOR TO COMMENCEMENT

Construction Management Plan

4. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the County 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,
- the erection and maintenance of security hoarding,
- 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), details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with paragraphs 109, 170 and 180 of the NPPF (2019).

Noise Management Plan

5. Prior to the first operation of the waste facility hereby permitted, a Noise Management Plan shall be submitted to and approved by the County Planning Authority. The Plan shall consider noise from plant, machinery or deliveries resulting from the granting of this permission, and shall specify the provisions to be made for the control of noise. The approved Plan shall thereafter be implemented in full and operated throughout the lifetime of the development.

Reason: To protect the amenities of local residents, in accordance with paragraph 180 of the NPPF (2019). Required prior to commencement to ensure that the development can be undertaken without significant adverse impacts on local residents.

Air Quality Mitigation Statement & Strategy

6. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the County Planning Authority setting out an Air Quality Mitigation Statement and Strategy. The approved Strategy shall thereafter be implemented in full, throughout the operation of the approved development.

Reason: to mitigate the impact of the additional HGVs resulting from the development on the air quality of the area, in accordance with paragraphs 170 and 181 of the NPPF (2019). Required prior to commencement to ensure that local air quality can be protected throughout the course of the development.

Surface Water Drainage Scheme

7. No development shall take place until a scheme of surface water drainage has been submitted to and approved in writing by the County Planning Authority. The scheme shall include:
 - Design for 1:100yr return period,
 - Inclusion of 30% peak run-off and 20% additional volume for climate change,
 - Inclusion of pollution/siltation control measures,
 - Provision for maintenance of the drainage system throughout the operation of the development hereby approved.

Once approved, the surface water drainage scheme shall be implemented in full and maintained throughout the operation of the development.

Reason: To protect the water environment from increased and/or polluted run-off, in accordance with paragraphs 163 and 170 of the NPPF (2019).. Required prior to commencement to ensure the development can be undertaken without increasing off-site flood risk or otherwise harming the water environment.

CONTROL OF CONSTRUCTION

Hours of Construction

8. Construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:
- 07.30 and 18.00 on Monday to Friday inclusive;
 - 07.30 and 13.00 on Saturdays; and
 - not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of the amenity of the locality and of local residents in accordance with paragraphs 170 and 180 of the NPPF (2019).

Vegetation clearance

9. Vegetation clearance shall only be undertaken during late autumn/winter in any year, and shall be carried out under the supervision of an Ecological Clerk of Works unless otherwise approved in advance and in writing by the County Planning Authority.

Reason: To avoid detrimental impact on reptiles and breeding birds in accordance with paragraph 175 of the NPPF (2019).

OPERATIONAL CONTROLS

HGV Numbers

10. No more than 8 HGVs shall enter and 8 HGVs shall leave the site each weekday (Monday to Friday inclusive), and no more than 4 HGVs shall enter and 4 HGVs shall leave the site on Saturdays.

Reason: In the interests of minimising noise impacts on local residents resulting from HGVs entering/leaving the site, in accordance with paragraphs 170 and 180 of the NPPF (2019).

Quantities of Waste and Record Keeping

11. No more than 10,000 tonnes of waste shall be managed at the site in any one year. A record of the annual quantities (in tonnes) of wastes delivered to the site and the number of all goods vehicle movements entering and exiting the site in any one year shall be maintained by the applicant at all times and made available to the County Planning Authority upon request.

Reason: To enable the County Planning Authority to ensure adequate control of the development so as to protect both local amenity and the local environment in accordance with paragraphs 170 and 180 of the NPPF (2019).

Hours of Use

12. There shall be no operations associated with the development hereby permitted, including the use of plant and machinery, and vehicles entering/leaving the site, outside the hours of:
- 07.30 and 18.00 on Monday to Friday inclusive; and
 - 07.30 and 13.00 on Saturdays

No operations shall take place on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of protecting the amenity of residents as a result of HGVs travelling to/from the site and any noise from on-site operations, in accordance with paragraphs 170 and 180 of the NPPF (2019).

Reversing Alarms

13. Vehicles coming to and operating at the site that are required to emit reversing warning noise, shall use only white noise/broadband alarms rather than single tone alarms.

Reason: To protect the amenities of local residents, in accordance with paragraphs 170 and 180 of the NPPF (2019).

Storage of Oil, Fuel or Chemicals

14. Any facilities for the storage of oil, fuel or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is a multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To ensure that potential contaminants are appropriately contained, to prevent impact on people and the environment , in accordance with paragraph 170 of the NPPF (2019).

Cleaning of Wheels

15. No vehicle shall enter the highway in such a condition that material adheres to the wheels in a quantity which may introduce a nuisance of hazard to the road network.

Reason: to ensure the operation of the site is not detrimental to highway safety, and does not adversely affect people or the environment through increased mud and dust, in accordance with paragraphs 109 and 170 of the NPPF (2019).

Enclosed Loads

16. All vehicles associated with delivery of wastes to the site and the removal of waste/treated waste materials/products from the site shall have their loads enclosed so as to prevent spillage or loss of materials on the public highway and the release of emissions to air.

Reason: In the interests of road safety and ensuring the development does not increase litter or other emissions which may affect people and the environment, in accordance with paragraphs 109 and 170 of the NPPF (2019).

INFORMATIVES

Positive and Proactive Working

- A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:
- 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 planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

Breeding Birds

- B. To avoid any risk of harm to breeding birds and contravention of the Wildlife and Countryside Act 1981, removal of any vegetation or other nesting feature should be undertaken between September and the end of February. If this is not possible, and vegetation or building are due to be removed between March and August, an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the chicks have fledged.