

Item No	Application No. and Parish	Proposal, Location and Applicant
(2)	16/02725/MINMAJ	<p>Application for variation of condition (7) Hours of operation of planning permission 14/01111/MINMAJ</p> <p>Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth</p> <p>Veolia ES (West Berkshire) Ltd.</p>

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02725/MINMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** for the reasons given below (Section 7.1-7.4).

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee Determination: The application is 'Major' in terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the application site is Council owned land. Therefore in line with the Council Constitution the application must be referred to Committee.

Committee Site Visit: 11 January 2017

Contact Officer Details	
Name:	Andrew Morrow
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1. Relevant Site History

08/01166/MINMAJ	APPROV	06.03.2009	Change of use of land and erection of buildings to form new Integrated Waste Management Facility (IWMF) to comprise; Waste Transfer Station (WTS), Material Recovery Facility (MRF), Household Waste Recycling Centre (HWRC), In-Vessel Composting Facility (IVC), municipal depot with workshop, fuelling and washing facilities, administration and visitor centre, weighbridge. Formation of associated parking, roadways and vehicular access. Landscape works, including tree removals and additional planting, formation of earth bunding and surface water drainage swales. Erection of new fencing.
09/02521/MINMAJ	APPROV	05/03/2010	Section 73 - Application for removal or variation of condition 2 of planning permission 08/01166/MINMAJ - Alterations to approved drawings.
11/00923/MINMAJ	APPROV	25/08/2011	Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
13/01546/MINMAJ	APPROV	27/09/2013	Section 73A - Variation of Conditions 17: Travel Plans, 48: Ecological management, 49: BREEAM of planning permission 11/00923/MINMAJ: Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
14/01111/MINMAJ	APPROV	29/04/2014	Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.

2. Publicity of Application

Site Notice Expired: 08 December 2016
Neighbour Notification Expired: 2 December 2016
Newbury Weekly News Press Advert: 17 November 2016

3. Consultations and Representations

3.1 Consultations

Beenham Parish Council: No objections

Aldermaston Parish Council: No objections to this application, subject to satisfactory resolution of any associated traffic issues

Padworth Parish Council: No objections

West Berkshire Highways:

No objections. Other Conditions as applied at 14/0111 are recommended for the current application

Environment Agency:

No response

West Berkshire Environmental Health:

It is likely that the acceptance of non-recyclable waste with the extension of opening times will increase amount of private vehicles, in addition to anticipated increase in use following restrictions on the use of the Smallmead facility in Reading.

However the use of the site is currently well below original predictions and it is estimated that the amount of waste deposited will still be below original predicted levels if proposed changes are implemented. A noise impact assessment was carried out for the original application based on predicted levels of use which resulted in acoustic screening being installed to protect off-site sensitive locations.

There is already a significant amount of HGV vehicle movement in and out of the site well before the proposed new opening times and the operating times at weekends and bank holidays will be slightly reduced.

Following my site visit I am satisfied that noise emanating from the site will not have a significant impact on amenity if the new proposals are implemented.

I had concerns that non-recyclable waste would be more likely to emit odours if not properly managed with an increased risk that there would be an impact on amenity. However, following my site visit I am satisfied with the steps that will be taken to minimise this risk. The proposal is for one additional compactor container to be installed next to existing containers. This container will be emptied on a daily basis and contents processed elsewhere on the site in an existing enclosed facility that is currently used to process similar waste. I am therefore satisfied that odour will not be an issue

Transport Policy:

No comments

Planning Policy:

No response

3.2 Representations

Total: 4 Object: 3 Support: 1

The material planning considerations for this application that were raised as part of these representations were:

- Concern over impact of resultant traffic on local road network and amenity of local residents
- Support the sustainability benefits of the proposal

3.3 Environmental Impact Assessment

3.3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). In accordance with Regulation 7 of the Regulations, the local planning authority (LPA) is required to adopt a screening opinion as to whether the proposal constitutes EIA development, and therefore whether Environmental Impact Assessment (EIA) is required as part of the application.

3.3.2 A screening opinion has been adopted because the proposed development is considered to fall within Schedule 2 of the EIA Regulations as it relates to "Installations for the disposal of waste" and as such falls within section 11(b) of Schedule 2 of the EIA Regulations. The Council does not consider the proposed development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. It is therefore concluded by the Council that the proposal is not EIA development, and therefore an Environmental Statement is not required to be submitted with this application

4 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP), the Waste Local Plan for Berkshire (saved policies) and the Replacement Minerals Local Plan (saved policies) and The South East Plan (May 2009), only insofar as Policy NRM6 applies.

4.2 Other material considerations include government legislation and guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF);
- By Design: urban design in the planning system: towards better practice (DETR/CABE);

4.3 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:

- ADPP1: Spatial Strategy;
- CS5: Infrastructure Requirements and Delivery

- CS13: Transport;

4.4 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:

- TRANS1: Meeting the Transport Needs of New Development;
- OVS5: Environmental Nuisance and Pollution Control
- OVS6: Noise Pollution

4.5 The Waste Local Plan for Berkshire (Waste Local Plan) is a key planning policy document relevant to this proposal. It is accepted that the Waste Local Plan is now dated, but it remains the adopted plan relating to waste proposals in Berkshire and provides a key local planning policy context. In accordance with the Planning and Compulsory Purchase Act (2004) the Waste Local Plan was reviewed in 2007 and a number of policies were saved following this review process.

4.6 Despite the fact that the Waste Local Plan was adopted in 1998 it is clear from the NPPF that policies in existing adopted plans shall be still afforded due weight and more weight given to policies that are consistent with the NPPF. The NPPF does not contain any specific policies on Waste, referring to the NPPW but confirms that decision makers should have regard to policies in the NPPF and therefore it is considered that, where the policies in the Waste Local Plan are in conformity with the policies in the NPPF and NPPW then they should still be afforded due weight in the consideration of planning applications. The relevant saved policies for the determination of this application are:

- WLP1: Sustainable Development
- WLP11: Preferred Areas for waste management uses
- WLP27: Is development needed
- WLP30: Assessing the impact of development proposals
- WLP31: Information to be provided with application

4.7 The South East Plan was adopted on 6 May 2009 and carries due weight according to its degree of conformity with the Framework. Although this plan has been revoked, Policy NRM6 (Thames Basin Heaths Special Protection Area) remains in force. As such, the South East Plan is only relevant insofar as this policy applies. For the avoidance of doubt, for the purposes of this application the policy is not relevant as the site is not within nor does it influence the Thames Basin Heath SPA.

5. Description of Development

5.1 The application seeks to amend the opening hours of the Household Waste Recycling Centre (HWRC) which is situated within the wider Padworth Integrated Waste Management Facility (IWMF). Condition 7 of 14/01111/MINMAJ (the substantive permission) currently states:

Hours of operation (HWRC)

*The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:
1230 - 1830 Monday to Fridays*

0730 - 1830 Saturdays, Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

It is proposed to allow the facility to open on weekday mornings and the amended condition would read:

Hours of operation

The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:

0800 – 1800 Monday to Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

- 5.2 The wider site (IWMF) is located to the east of the main residential area of Aldermaston Wharf, and is bounded by the Great Western Main Line to the northwest, beyond which are a number of residential properties that are accessed via The Crescent and Oakend Way, and beyond these properties is the A4. On the northern side of the A4 are a number of industrial and commercial premises. To the south and south east of the IWMF are the Kennet and Avon Canal and towpath, while beyond the canal is an active gravel extraction site. To the immediate northeast of the IWMF is the Oil Pipeline Depot that is adjacent to Padworth lane, while to the east of Padworth Lane is Padworth Village Hall, the residential property known as Lothlorian, and open fields. To the west and south west of the IWMF are residential properties that form the outskirts of the residential area of Aldermaston Wharf.
- 5.3 The vehicular access to the IWMF and HWRC is via the south east corner of the site and directly onto Padworth lane. In close proximity to the access is Padworth Bridge, which is a swing bridge that traverses the Kennet and Avon Canal. The former sidings, that branch from the main line to the north, enters the north western corner of the IWMF site and follows the northern boundary before sweeping southwards along the eastern boundary.
- 5.4 There are residential properties in close proximity to the IWMF, the closest of which, Venture Fair (to the west), abuts the IWMF site boundary, however this property is some 250m from the HWRC. Other dwellings to the west, Orchard Bungalow and June Rose Bungalow are approximately 150m from the HWRC site. To the north east, and approximately 65m from the site entrance, is the property known as Lothlorian, while to the west of that property and also on Padworth Lane is the

Padworth Village Hall, which also incorporates a residential dwelling for the resident caretaker for the hall. More residential properties are located to the northwest of the facility, beyond the railway line (approximately 300m from the HWRC site). There are 25 properties in this area (made up of the Crescent, 12 properties, Oakend Way, 8 properties, and 5 properties that are accessed via the Bath Road (A4)). Also in this locality, to the north east of Padworth Lane is the Holiday Inn Hotel, which is understood to have 50 rooms.

- 5.5 Made in conjunction with this application is another application that is before this committee for determination (ref 16/02724/MINMAJ) seeking to extend the range of wastes that can be brought to the HWRC to include non-recyclable/mixed waste.

6. Consideration of the Proposal

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. Highways
- 6.3. Impact on amenity
- 6.4. Need for the development

6.1. The principle of the development

- 6.1.1 Policy WLP11 of the WLPB confirms the allocation of the application site as a “preferred area” for waste management development. This policy has been saved and is thus relevant to this application. Policy WLP11 of the WLPB sets out a presumption that applications for waste management development on preferred areas will normally be permitted, provided that other policies in the WLPB are satisfied.
- 6.1.2 In addition to being within a ‘preferred area’ for waste management under WLP11, the permanent, existing Household Waste Recycling Centre (HWRC) forms part of the wider permanent Integrated Waste Management Facility (IWMF). In essence waste would continue to be brought to the facility by the public and the facility would be open on weekday mornings rather than just in the afternoons. For this reason the principle of the development is already established and is therefore considered acceptable.

6.2. Highways

- 6.2.1 When the original application (ref 08/01166/MINMAJ) was determined for the IWMF it had been anticipated that approximately 7,200 tonnes of waste would be delivered by the public to the HWRC annually. This would have equated to an average of 441 visits per day on weekdays and 1093 visits per day on Saturdays and Sundays. This was assessed as being acceptable in planning and highways terms.
- 6.2.2 As stated above this application is made in conjunction with another application which seeks to allow the public to bring non-recyclable/general waste to the HWRC. Based on the information provided by the applicant, as a result of accepting the general waste it is likely that there would be a net increase of between 4,000 and 4,500 tonnes per annum to the Padworth HWRC, bringing the tonnage managed up

to between 5000 and 6000 tonnes per annum. It therefore seems unlikely that the throughput would increase beyond that which was assessed as being acceptable as part of the original application (7,200 tonnes per annum). Subject to its approval, there would be a planning condition on the associated planning permission specifying a maximum annual throughput of 7,200 tonnes.

6.2.3 This application which seeks to open the HWRC on weekday mornings would potentially assist in spreading the traffic movements throughout the day. The Council Highways Department have no objections and for the reasons outlined above from a highways perspective, this development is considered to align with CS13 and TRANS1.

6.3. Impact on amenity

6.3.1 Saved Local Plan policies OVS.5 and OVS.6 are concerned with 'Environmental Nuisance and Pollution Control' and 'Noise Pollution' from development respectively. WLP30 specifies that traffic and traffic related impacts should be taken into account when assessing waste proposals. WLP27 states, inter alia that waste management development will only be permitted if the development would not give rise to any unacceptable environmental impacts.

6.3.2 Waste facilities of this nature, and the associated traffic movements have the potential to result in amenity impacts. As a result of the associated proposal to accept general waste at the HWRC, it is acknowledged that there would likely be an increase in traffic movements from the current situation, however it is likely that the tonnages and traffic movements would still be below the threshold which was originally assessed as being acceptable in amenity terms, and this would be controlled via condition on maximum throughput at the HWRC. There is already a significant amount of HGV vehicle movement in and out of the site well before the proposed new opening times and the operating times at weekends and bank holidays will be slightly reduced. Opening in the morning also has the potential to spread the vehicle movements over the day rather than concentrating the impact in the afternoons.

6.3.3 Conditions which have previously been imposed relating to noise, odour, dust, lighting, and litter would be re-imposed in order to control the impacts of the development. For these reasons it is considered that there will not be a significant impact on amenity as a result of this development.

6.4. Need for the development

6.4.1 WLP27 states inter alia, that planning applications for waste management development will only be permitted if the Local Planning Authorities are satisfied that: there is a need for the development; and there is a wider environmental benefit resulting from the development which outweighs any adverse environmental and other effects resulting from it.

6.4.2 As described above this application is made in association with 16/02724/MINMAJ which seeks to allow general waste to be accepted within the HWRC. Currently residents in the east of the district can take recyclable waste to the Padworth HWRC, however general waste must be taken to the Newtown Road HWRC at

Newbury. This is a significant round-trip for residents living in the east of the district wishing to dispose of general waste. From the point of view of providing a waste management service that is fit for purpose, the Padworth HWRC is required to accept general waste. Specifically with regard to this application, the ability to dispose of general waste on weekday mornings at the HWRC would also be positive in terms of providing an adequate service for residents.

- 6.4.3 It is acknowledged that as a result of accepting general waste at the Padworth HWRC (as proposed under application 16/02724/MINMAJ), local levels of traffic may increase from their current levels, albeit still staying within the tonnages/vehicle numbers that were assessed as being acceptable as part of the original application in 2009. However, there is considered to be a substantial sustainability benefit in terms of the travel distances involved for residents in the east of the district in disposing of general waste to HWRCs. Rather than travelling to Newbury eastern residents would choose to use the Padworth HWRC and the journey would be shortened significantly in many cases. As described, the opening of the HWRC on weekday mornings will assist in spreading the vehicle movements over the day.
- 6.4.4 It is acknowledged that some residents who live in south east of the district may use the minor roads to access the Padworth HWRC rather than the A4 and Padworth Lane from the north. It is considered possible that some of these residents may utilise these same minor roads already in order to gain access to the A4 to travel to the Newtown Road site at Newbury, the increased opening hours would spread this traffic over a longer period.

7. Conclusion

- 7.1 The site is a permanent waste management facility in a 'preferred area' for waste management uses. Waste would continue to be brought to the facility by the public and the facility would be open on weekday mornings rather than just in the afternoons.
- 7.2 As a result of the associated proposal to allow the acceptance of general waste at the HWRC, it is likely that there would be an increase in vehicle movements to the site from the current situation. However, opening in the morning should assist in spreading the vehicle movements over the day. There is also already a significant amount of HGV movements in and out of the site before the proposed new opening times, and the operating times at weekends and bank holidays will be slightly reduced. This proposal is therefore considered to be acceptable in highway and amenity terms.
- 7.3 In the context of providing a waste management service that is fit for purpose, the ability to dispose of general waste (as per the associated application) at this facility is necessary, and the ability to deposit general waste at the facility on weekday mornings would also be positive in this respect.
- 7.4 Having taken account of the relevant policy considerations, and the other material considerations referred to above, it is considered that, having regard to the clear reasons to support the proposal the development proposed is acceptable and a conditional approval is justifiable.

8. Recommendation

To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the conditions set out below.

Conditions

1. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following submitted documents and plans:

- Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11
- In-Vessel Composting Facility GA Sections - Plan 4069 AL113 Rev C4 dated 19/11/10
- In-Vessel Composting Facility Elevations - Plan 4069 AL112 Rev C5 dated 15/03/11
- Bio Filter elevations - Plan 4069 AL122 Rev C4 dated 15/03/11
- WTS-MRF Elevations SW/NW - Plan 4069 AL132 Rev C3 dated 14/03/11
- WTS-MRF Elevations NE/SE - Plan 4069 AL133 Rev C3 dated 17/11/10
- Vehicle Workshop Elevations - Plan 4069 AL181 Rev C2 dated 15/03/11
- HWRC Proposed layout plan A4623 204 M dated 30/03/09 as approved under planning permission 09/02521.
- HWRC Office floor plans and elevations A4623 1007 D dated 06/03/08 as approved under planning permission 08/01166
- Administration and Visitor Centre N&W elevations - Plan 4069 AL164 Rev C5 dated 03/06/11
- Administration and Visitor Centre S&E elevations - Plan 4069 AL165 Rev C6 dated 03/06/11
- Administration and Visitor Centre roof plan - Plan 4069 AL161 Rev C4 dated 03/06/11
- Administration and Visitor Centre floor plan - Plan 4069 AL160 Rev C5 dated 03/06/11
- Weighbridge office floor plans and elevations A4623 1006 D dated 03/06/08 as approved under planning permission 08/01166
- Traffic management schematic (Drawing A4623 205 E dated 30/03/09) as approved under planning permission 09/02521
- Outline landscape management plan 4 dated November 2008 approved under planning permission 08/01166.
- Flood Risk assessment dated 25th April 2008 and addendum dated the 16th January 2009 approved under planning permission 08/01166.
- Site Status before remediation plan CS003563_EWS_001 B dated Apr 2008 as approved under planning permission 08/01166.
- Site Status after remediation plan CS003563_EWS_003 C dated Apr 2008 approved under planning permission 08/01166.
- Site clearance Plan Drawing L02 Revision A dated 11/09/08 approved under planning permission 08/01166.
- Site Remediation Strategy (appendix 13.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Invertebrate Mitigation Strategy (appendix 11.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Tree Survey (appendix 14.5 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Landscape masterplan Drawing L04/ES FIG 14.18 Revision Q dated 28/04/11.
- Planting Proposals Drawing L05/ES FIG 14.19 Revision P dated 28/04/11.
- Letters from Scott Wilson dated 15th September 2008, 14th October 2008 and 7th November 2008 approved under planning permission 08/01166.
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.

- Covering letter (dated 30 September 2016) submitted in association with 16/02724/MINMAJ and 16/02725/MINMAJ

The details of which are approved except as amended by the following conditions.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.

2. Details of buildings

The development of the household waste recycling facility, vehicle wash, fuelling area, sprinkler tank and any other structures on the site that are hereby approved shall be constructed in accordance with the following details (approved in accordance with condition 3 of planning permission 09/02521 under planning reference 11/00923, as amended by this permission). The approved details are:

- Plan AD03 Revision P1, dated 30/01/09 - HWRC Plan and Sections
- Sprinkler Tank and Pump House -Plan 4069 AL147 Rev C4 dated 17/11/10
- Plan AD05 Revision P1, dated 29/10/09 - Vehicle Wash Booster Set and Tank Room
- Plan AD06 Revision P1, dated 30/10/08 - LV Housing
- Fuel Island plan - Plan 4069 AL149 Rev C3 dated 20/06/11

The buildings and other structures shall be constructed in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure that the proposed structures are agreed in accordance with policy WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006.

3. Hours of operations (depot)

No operations or activities authorised by this permission associated with the operation of the depot shall be carried out except between the following hours:

0500 - 2000 Monday to Saturdays
0600 - 2000 Sundays, bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

4. Hours of operation (operational vehicle movements)

No HGV or RCV movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0600 - 2000 Monday to Saturdays
0600 - 2000 Sundays, bank holidays and public holidays

No Street Cleansing Vehicle movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0500 - 2000 Monday to Saturdays

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

5. Hours of operations (WTS and IVC)

No operations or activities authorised by this permission and associated with the operation of the waste transfer station and in vessel composting facility, including the vehicle wash associated with the IVC, shall be carried out except between the following hours:

0700 - 1900 Monday to Sunday

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

6. Hours of operations (MRF)

No operations or activities authorised by this permission associated with the operations of the materials recycling facility shall be carried out except between the following hours:

0700 - 2200 Monday to Saturdays

0700 - 1900 Sundays, bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

7. Hours of operation (HWRC)

The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:

0800 – 1800 Monday to Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

8. Schedule of materials

The development hereby permitted shall be carried out in complete accordance with the schedule of external finishes for the Integrated Waste Management Facility, Padworth dated April 2011.

Reason: In the interests of visual amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006.

9. Deposit Limits

The throughput of waste at this site shall not exceed 95,000 tonnes per annum without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity and in accordance with policies WLP30 and WLP31 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

10. Deposit Limits (HWRC)

The throughput of waste at the HWRC shall not exceed 7,200 tonnes per annum without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity and in accordance with policies WLP30 and WLP31 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006

11. Records of waste

From the date the IWMF, hereby permitted, opens the operators shall maintain records of the monthly receipt of waste and shall make them available to the Local Planning Authority at any time upon request. All records shall be kept for at least 24 months following their creation or such longer period as the Local Planning Authority may specify in writing.

Reason: In order that the Local Planning Authority can monitor the receipt of waste to the site in accordance with policies WLP5 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

12. Security details

The development hereby permitted shall be carried out in complete accordance with the following details of the access control, security for site buildings, intruder alarm coverage, lighting, CCTV coverage of the facility (including the entrance and exit roads both to allow management supervision and monitoring of queue build up and to record any incidents for evidential purposes) and proposals for fire suppression (approved in accordance with condition 12 of planning permission 09/02521 under planning reference 11/00480 as amended by this permission). The approved details are:

- Security, Fencing and CCTV Layout plan AL144 Rev C2 as amended by site plan 4069 AL100p Rev P4 dated 27/06/11, which details the security fencing layout.
- Specification for dome CCTV camera - DM2060
- Specification for fixed CCTV camera - Redwall 4010/3020/404
- Specification for Vehicle Number Plate Recognition system - Visita VPRN Lite
- Fire suppression layout - Drawing CL100 1550/10 Rev \$

- CCTV remote monitoring narrative

The development shall be carried out in complete accordance with the all the details hereby approved which shall be implemented in full prior to the occupation of any buildings.

Reason: To ensure the prevention of crime and disorder in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

13. Archaeological investigation

The development hereby permitted shall be carried out in complete accordance with the following scheme of archaeological investigation (approved in accordance with condition 13 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Written Scheme of investigation for trial trench evaluation and watching brief dated July 2009
- Archaeological evaluation report dated April 2009

The development shall be carried out in accordance with the approved scheme of investigation.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded in accordance with policy WLP30 of the Waste Local Plan for Berkshire.

14. Foul water drainage

The development shall be carried out in complete accordance with the following Foul Water Drainage Scheme (approved in accordance with condition 14 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09
- Drainage Network simulations 0901211 simulations 1-4
- Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009
- Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009
- Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009

No discharge of foul or surface water from the development into the public system shall occur until the drainage works referred to in the strategy have been completed and are acceptable to the sewerage undertaker.

Reason: The development may lead to flooding; to ensure the sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

15. Surface water drainage

The development shall be carried out in complete accordance with the following Surface Water Drainage Scheme (approved in accordance with condition 15 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09
- Drainage Network simulations 0901211 simulations 1-4
- Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009

- Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009
- Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009

The development shall be carried out in accordance with the approved details and such drainage shall be completed and available for use prior to first occupation of the development hereby approved.

Reason: To prevent the increased risk of flooding and water pollution in the interests of the water environment and to ensure the integrity of the adjacent railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

16. Traffic management scheme

The development hereby permitted shall be carried out in complete accordance with the following Traffic Management Scheme (approved in accordance with condition 16 of planning permission 09/02521 under planning reference 11/00842). The approved details are:

- Drawing 100604_001a dated 05/04/11
- Drawing 100604_001b dated 05/04/11
- Drawing 100604_001c dated 05/04/11

The scheme hereby approved shall be implemented in full and the approved signage shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with the WBC freight strategy in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

17. Travel Plan

The development hereby approved shall be carried out in complete accordance with the Workplace Travel Plan (approved in accordance with 16 of 13/01546/MINMAJ approved under planning reference 14/01111). These approved details are:

- Workplace Travel Plan, Veolia ES, Padworth Lane, Lower Padworth, Reading, RG7 4JF, July 2014 received by the Local Planning Authority on 30 July 2014.

Reason: To ensure the development reduces reliance on private motor vehicles in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

18. Contaminated Land

The development shall be carried out in complete accordance with the following contaminated land assessment (approved in accordance with condition 18 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Enabling works remediation strategy dated December 2008.
- Interpretive ground investigation report dated March 2005.
- Supplementary site investigation interpretive report dated April 2009.
- Environmental site investigation interpretive report dated February 2008.
- Land quality documentation (ES Volume 4) dated June 2008.
- Desk Study Report dated September 2004

The development shall be carried out in accordance with the approved contaminated land assessment.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

19. Remediation Works

The development hereby permitted shall be carried out in complete accordance with the following remediation schemes (approved in accordance with condition 19 of planning permission 09/02521 under planning references 10/01965 and 10/02125). The approved details are:

- The disposal of Asbestos Contaminated Material Method Statement received by West Berkshire Council on the 20/08/10 as amended by the e-mail from Mr J.Hunt dated the 30/09/10
- The Remediation Strategy for the Re-Use of site won material at Padworth Sidings by Norwest Holst dated the 14/09/10 (Ref F15911 - F01)

If any further contamination is identified, that has not already been identified then the additional contamination shall also be fully assessed. No further remediation works shall take place, unless otherwise agreed in writing, until a report detailing the nature and extent of the previously unidentified structures and contamination and the proposed remedial action plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

20. Contaminated land closure report

The development hereby permitted shall be carried out in complete accordance with the following contaminated land closure (approved in accordance with condition 20 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Padworth Sidings, Entrance Way Area Validation Report on Remedial Works, (February 2010) by Capita Symonds CS037148
- West Berkshire Remediation and Roads Validation Report Revision A Dated 02/02/2010 including appendices.

On completion of any further remediation works a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall make reference to all published information associated with the development and shall demonstrate compliance with the remediation strategy. It shall include the following: details of quality assurance certificates to show that all works have been carried out in full and according to best practice; consignment notes demonstrating the removal of contaminated materials; certification to show that new material brought to the site is uncontaminated; and details of any on-going post remediation monitoring and sampling, including a reporting procedure to the Local Planning Authority and Environment Agency.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

21. Odour

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following odour mitigation scheme (approved in accordance with condition 21 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Odour Management Plan dated February 2010

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

22. Artificial Lighting

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following lighting scheme (approved in accordance with condition 22 of planning permission 09/02521 under planning reference 11/00986). The approved details are:

- External Lighting Statement.
- Schedule of lights, mountings and images.
- 3D images showing external lighting.
- Site Plan showing external lighting, Drawing 4069 AI119 Rev C1 dated 05/04/11.
- Lighting time plan (Monday to Friday).
- Lighting time plan (Weekend).
- E-mail from Mr O. Dimond dated the 22nd July where that relates to lighting matters.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

23. Operational Dust

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following operational dust scheme (approved in accordance with condition 23 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Dust and Litter management plan, dated February 2011.
- Mist Air dust and odour suppression system.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

24. Litter

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following litter management scheme (approved in accordance with condition 24 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- The Dust and Litter management plan, dated February 2011.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

25. Site Preparation Management Plan

The development hereby permitted shall be carried out in complete accordance with the following site preparation management plan (approved in accordance with condition 25 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Padworth Enabling Works Construction Environmental Management Plan Revision 2 Dated May 2009.
- E-mail from Peter Golden dated the 21st May where it relates to Schedule F.6.1 of the CEMP and reversing alarms.

The plan shall be implemented in full and retained until the conclusion of the site preparation works. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

26. Construction Management Plan

The development hereby permitted shall be carried out in complete accordance with the following construction management plan (approved in accordance with condition 26 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Vinci Construction UK Ltd Construction Environmental Management Plan, issue 1 dated 05/01/10
- E-mail from Owen Dimond dated 26th February 2010 including appendices
- E-mail from Owen Dimond dated 27th April 2010 where it clarifies the wheel cleaning facilities to be provided at the site.

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

27. Vibration

The development hereby permitted shall be carried out in complete accordance with the following vibration mitigation scheme (approved in accordance with condition 27 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Vibro Projects Ltd Method statement and risk assessment for stone column installation using the bottom top feed. Document Ref: V15338, received via e-mail from Mr O Dimond dated the 18th March 2010.
- Location of Receptors Figure 16.1 dated 14/11/07.
- Addendum to Method Statement V15338 dated 22 January 2010, received via e-mail from Mr O Dimond dated the 18th March 2010.
- V15338-P1 Vibro Layout - Composting Facility.
- V15338-P2 Vibro Layout - MRF/WTS.
- V15338-P3 Vibro Layout - Admin & Visitor Centre.
- V15338-P4 Vibro Layout - Vehicle Workshop.
- V15338-P5 Vibro Layout - HWRC Office.

- V15338-P6 Vibro Layout - Weighbridge Office.

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

28. Air Handling Plant

The development hereby permitted shall be constructed and thereafter the site shall be operated in complete accordance with the following air handling plant details (approved in accordance with condition 28 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The Air Handling Plant Details set out in the Noise Report D126362-NOIS-R1/01 dated February 2010

The development shall be carried out and operated in complete accordance with the approved details and the approved plant installed before the development site becomes operational. The approved air handling plant shall operate at all times the site is operational.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

29. Reversing BEEPERS

The development hereby permitted shall be carried out in complete accordance with the following reversing alarm details (approved in accordance with condition 29 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Hitachi Zaxis 160W details

No plant, machinery and operational vehicles shall be used within the site unless fitted with the approved reversing alarms and only those approved alarms shall be used.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

30. Reversing alarms

Between 0500 and 0730 hours on any day, reversing beepers on any vehicles shall be switched off and alternative safety methods be used.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

31. Doors

All vehicular access doors to building on site shall be kept closed at all times except to allow for ingress and exit from buildings. All vehicular access doors will close automatically either on sensors or induction loop systems in accordance with a scheme previously approved in writing by the Local Planning Authority. No vehicles (save for private cars at the HWRC) may load and unload unless within the enclosed space of the buildings hereby permitted.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

32. Jet Wash and external cleaning

Any use of external jet / vehicle wash facility associated with the depot and identified on the site layout plan (Planning Site Layout Plan A4069 AL100P Rev P4) and any external cleaning operations shall only be carried out between 0800 and 1800 hours Monday to Friday and 0830 to 1600 hours on Saturday with no jet washing or external cleaning operations on Sunday or Bank Holidays.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

33. External operations

With the exception of the HWRC, no waste transfer, recycling, processing operations shall take place on the site outside of the proposed waste transfer, materials recycling or in vessel composting buildings. No waste materials or recovered materials shall be deposited or stored outside the buildings (other than within the HWRC) and no part or fully loaded trailers shall be parked or stationed in the open air.

Reason: In the interests of local amenity in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

34. Operational Noise

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following noise scheme (approved in accordance with condition 34 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are:

- The Noise Mitigation scheme detailed in the Noise Report D126362-NOIS-R1/01 dated February 2010
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.

The existing background noise levels (LA90) measured one metre from the façade and 1.5 metres above ground level, at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority, shall not be exceeded, as a consequence of operational noise levels (LAeq) generated at the site.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP 30 of the Waste Local Plan for Berkshire 1998-2006.

35. Oil tanks/fuel/chemical storage

Any chemical, oil, fuel, lubricant and other potential pollutants on site shall, at all times, be stored in containers which shall be sited on an impervious surface and surrounded by a suitable liquid tight bunded area. The bunded areas shall be capable of containing 110% of the container's total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. The vent pipe should be directed downwards into the bund. There must be no drain through the bund floor or walls.

Reason: To minimise the risk of pollution of the water environment and soils in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

36. Plant

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following plant details (approved in accordance with condition 36 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Crambo Turned container drawing
- Crambo Installation layout drawing, dated 03.02.11
- Hitachi Zaxis 160W details
- Komptech Crambo 5000 details
- Baler location drawing Z-049050-0 Rev D
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ.

The plant and machinery shall be operated and maintained in accordance with the approved details and the approved acoustic attenuation measures retained.

Reason: In the interest of local amenity of the area as the full details of the plant and machinery were not provided with the application and to ensure that the proposed plant and machinery is in accordance with policies WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006.

37. Site access and highway improvements

The development hereby permitted shall be carried out in complete accordance with the following site access and highway improvement details (approved in accordance with condition 37 of planning permission 08/01166 under planning reference 09/01150). The approved details are:

- Plan PS ENB 08-1B

- Plan PS ENB 08-2B

All highways works forming part of the approved details shall be completed before any of the development becomes operational and shall thereafter be maintained as effective during all times that the site is operational. The approved planting set out in the approved details shall be completed in the first planting season following the date upon which the development hereby permitted becomes operational and thereafter maintained in accordance with the conditions of this permission.

Reason: In the interest of highway safety and to accord with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006 and in the interest of highway safety.

38. Parking/turning in accord with plans

The development hereby permitted shall be carried out in complete accordance with the following parking and turning details (approved in accordance with condition 38 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- Car Parking Management Plan Dated January 2010
- Planning Site Layout Plan A4069 AL100P Rev P4
- Traffic Management Schematic plan A4623 205 E dated 30/03/09

The parking and turning space shall be provided in accordance approved plans before the development becomes operational and shall be kept available for parking (of private motor cars and/or light goods vehicles) at all times and not used for any other purposes).

Reason: The full details of the parking facilities were not provided with the application and are required in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

39. Visibility Splays

The development hereby permitted shall be carried out in complete accordance with the following visibility splay details (approved in accordance with condition 39 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- The overview of proposed improvements visibility splays drawing PS-ENB-08-5 Rev D dated June 2008.

These visibility splays shall be provided prior to the occupation of the buildings and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety in accordance with WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

40. Tree Protection Scheme

The development shall be carried out in accordance with the tree and landscape protection scheme identified on approved drawing numbered L 02 and dated 11/09/08. The approved fencing shall be retained intact for the duration of the development. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires and any existing trees, shrubs and hedgerows scheduled to be retained on plan L02 dated 11/09/08 shall not be damaged, destroyed, uprooted, felled, lopped, topped or removed without the prior written approval of the Local Planning Authority. Any such vegetation removed without approval, dying, being

severely damaged or becoming seriously diseased within the area of operations permitted by the permission shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority in the planting season immediately following any such occurrences.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

41. Arboricultural Supervision

The development hereby permitted shall be carried out in complete accordance with the following arboricultural details (approved in accordance with condition 41 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Arboricultural supervision and method statement dated August 2009

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

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

42. Arboricultural method statement

The development hereby permitted shall be carried out in complete accordance with the following arboricultural method statement (approved in accordance with condition 42 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Arboricultural supervision and method statement dated August 2009

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

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

43. Tree Protection - Construction Precautions

The development hereby permitted shall be carried out in complete accordance with the following tree protection precautions (approved in accordance with condition 43 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

44. Ecology

The development hereby permitted shall be carried out in complete accordance with the following ecological details (approved in accordance with condition 44 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010.

The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

45. Ballast

The development hereby permitted shall be carried out in complete accordance with the following ballast details (approved in accordance with condition 45 of planning permission 09/02521 under planning reference 10/01426). The approved details are:

- The details of the ballast to be used in the car parking areas identified on drawing L04/ES Fig 14.18 Rev E, comprising of the letter from Mr C. Ward Dated the 12th February 2010 confirming that the ballast to be used shall be a Type 1 Limestone SHW C1.803 material.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

46. Ballast storage

The temporary ballast stockpiles created during the site preparatory works shall be stored for a maximum of twelve months prior to being re-spread in their final position.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

47. Ecological Fencing

The fencing to protect the ecological mitigation areas, as detailed on plan L03/ES fig 14.17 (approved under planning permission 08/01166) shall be erected and retained and maintained until the completion of the erection of the 2400mm High Galvanised Palisade fence enclosing the site shown on plan 4069 AL100P Rev P4 dated 26/07/11. The 2400mm High Galvanised Palisade fence enclosing the site shall thereafter be retained and maintained as effective during all times that the site is operational.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

48. Ecological management

The development hereby permitted shall be carried out in complete accordance with the following ecological management details (approved in accordance with condition 48 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010.

The approved scheme will be implemented in full (with bi-annual ecological monitoring reports comparing the ecological status of the site pre and post development submitted to the Local Planning Authority by the 1st December in each of the following years - 2013, 2015, 2017, 2019 and 2021) and the mitigation and enhancement measures will be maintained thereafter.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

49. BREEAM

The development hereby permitted shall be carried out in complete accordance with the following BREEAM details (approved in accordance with condition 49 of planning permission 09/02521 under planning reference 10/00786) and those details submitted with this application. The approved details are:

- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 - Design and Procurement Assessment. Dated February 2010
- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Offices 2006 - Design and Procurement Assessment. Dated February 2010
- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 Post Construction Report June 2013

Reason: In accordance with WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

50. Site Waste Management plan

The development hereby permitted shall be carried out in complete accordance with the Site Waste Management Plan (approved in accordance with condition 50 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The Vinci Construction Ltd Construction Site Waste Management Plan, issue 0 dated 09/12/09

The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that waste generated during the construction of the proposed development is managed in a sustainable manner in accordance with the National Planning Policy for Waste (October 2014).

51. New scheme of planting

The development hereby permitted shall be carried out in complete accordance with the New Scheme of Planting (approved in accordance with condition 51 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- The Method Statement for Landscape and Ecology, Revision 3 dated April 2010
- Planting Plan L 05/ES FIG 14.19 Revision Q,
- Landscape Masterplan L 04/ES FIG14.18 Revision R.

All planting hereby approved shall be completed in the first planting season following the date of this decision. The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010.

Reason: To comply with Section 197 of the Town and Country Planning Act 1990, to improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies WLP29 and WLP30 of the Waste Local Plan for Berkshire 1998-2006.

52. Maintenance of planting

Trees, shrubs and hedges planted in accordance with the approved planting schemes shall be maintained for a period of 5 years following their planting and any plants which within 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies WLP29 and WLP30 of the Waste Local Plan for Berkshire 1998-2006.

53. Railway

No operations associated with the development hereby approved shall take place within a lateral distance of 10 metres from the railway boundary. Cranes and jibbed machines used in connection with the development hereby approved must be positioned so that the jib or any suspended load does not swing over railway infrastructure or within 3 metres of the nearest rail if the boundary is closer than 3 metres. All cranes, machinery and constructional plant shall be so positioned and used to prevent the accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure. Trees planted close to the railway should be located at a distance in excess of their mature height from railway property.

Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

54. Drainage (Railway)

Soakaways or lagoons constructed as a means of storm/surface water disposal or storage must not be constructed within 10 m of the railway boundary or at any point which could adversely affect the stability of Network Rail infrastructure.

Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

55. Fencing (Railway)

The trespass-proof fence that has been provided adjacent to the railway boundary as shown on plan A4623 2016B dated 02.07.08 (approved under 08/01166) shall be maintained and retained in perpetuity.

Reason: To ensure the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

56. Acoustic barriers

The development hereby permitted shall be carried out in complete accordance with the acoustic barrier details (approved in accordance with condition 56 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are:

- Noise Report D126362-NOIS-R1/01 dated February 2010

- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ.
- Additional 2.5m high acoustic barrier illustrated on landscape masterplan, DWG L04/ES Fig 14.18 Rev R dated 28/04/11

The acoustic barriers shall be maintained and retained at the site.

Reason: This information is required to ensure the protection of the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

57. Advance Planting.

The development hereby permitted shall be carried out in complete accordance with the Scheme of Advance Planting (approved in accordance with condition 57 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- The Method Statement for Landscape and Ecology, Revision 3 dated April 2010
- Planting Plan L 05/ES FIG 14.19 Revision Q,
- Landscape Masterplan L 04/ES FIG14.18 Revision R.

The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which at any time during the development and the aftercare period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the development is adequately screened and in the interests of amenity in policies WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

58. Daily emptying of general waste container

Any container utilised for the storage of general or non-recyclable waste located in the HWRC shall be emptied on a daily basis and taken to the Waste Transfer Station (as shown on the Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11, approved under 11/00923/MINMAJ), in order that no general or non-recyclable waste is left out overnight.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.