

# Condition Discharge Information

New industrial unit and associated works  
SMD/2022/0350  
For Vulcan Refractories Ltd

Approval reference : SMD/2022/0350  
Date : March 2024  
Completed by : SG

## 1. Condition: Timescale

*The development hereby permitted shall be begun before the expiration of three years from the date of this permission.*

No submission required.

## 2. Condition: Approved Drawings

*The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-*

*01168 PL0(0)2 Rev D*

*01168 PL0(0)3 B*

*01168 PL0(0)4 C*

*01168 PL0(0)5 C*

*01168 PL0(0)7.*

Revised Under Application; NMA/2023/0034.

## 3. Condition: Appearance

*Before any development above ground or normal damp course level, details of the finishing, roofing and surfacing materials of the development in terms of type, colour and texture shall be submitted to and approved in writing by the local planning authority and the approved materials shall be used in the development.*

Approved Under Application; DOC/2023/0058.

## 4. Condition: Landscaping

*Additional landscaping and planting shall be provided on the application site before the development is brought into use in accordance with details submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.*

*These details shall include:*

*- Means of enclosure*

*Soft landscape details shall include:*

*- Planting plans*

*- Written specifications (including cultivation and other operations associated with plant and grass establishment)*

*- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate*

*- Implementation timetables.*

Please see supporting documents;

Vulcan Refractories - 30-Year Ecology Management Plan Report – (October 2023)

Vulcan Refractories Ltd - Biodiversity Net Gain Assessment – Oct 2023

01168 – AL(0)131 RevF

## 5. Condition: Landscaping

*The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.*

No submission required.

## 6. Condition: Ecology

*The proposed pond and other measures recommended in Section 5 of the Bat and Bird Survey Report June 2022, Section 4 of the Biodiversity Net Gain Report February 2023, Section 5 of the Great Crested Newt/Amphibian Survey Report May 2022 and Section 5.1 of the Preliminary Ecological Assessment Report May 2022 shall be provided before the development is brought into use.*

No submission required.

## 7. Condition: Drainage

*The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the drawings below received by the Council on 15th March 2023 have been implemented:-*

*220530-C2C-XX-XX-C-500-P03 Drainage Layout*

*220530-C2C-XX-XX-C-501-P01 Drainage Details*

*220530-C2C-XX-XX-C-502-P01 Headwall Detail*

*ACO H Range RD 300V Channel Installation Drawing 23757b*

*Typical Drawing - Duplex Pump Horizontal GRP*

*Typical Drawing - Duplex Pump Horizontal GRP 2.*

Revised Under Application; NMA/2023/0034.

## 8. Condition: Highways

*The development hereby permitted shall not be brought into use until full details of the proposed site access have been submitted to, and approved in writing by, the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved details and be completed prior to the occupation of development.*

Please see supporting documents;

*220530-C2C-XX-XX-C-703 S278 Engineering Layout*

*220530-C2C-XX-XX-C-700 S278 Legal Plan*

*220530-C2C-XX-XX-C-702 S278 Site Clearance*

*220530-C2C-XX-XX-C-704 S278 Typical Detail*

01168 - AL(0)138 RevB

## 9. Condition: Highways

*The on-site parking shall be provided in accordance with the approved drawings outlined in Condition 2 before the development is brought into use and shall not be obstructed at any time in the lifetime of the development.*

No submission required.

## 10. Condition: Appearance & Highways

*There shall be no outdoor storage of items anywhere within the application site.*

No submission required.

## 11. Condition: Highways

*No part of the development hereby approved shall be occupied until an updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.*

Please see supporting documents;

Zampell Ltd - Travel Plan 2023

## 12. Condition: Drainage

*The development hereby permitted shall not commence (excluding the demolition of existing structures, site clearance and construction of retaining walls) until drainage plans for the disposal of foul water flows have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall thereafter be implemented in accordance with the approved details before the development is first brought into use.*

Approved Under Application; DOC/2023/0058.

## 13. Condition: Environmental

*Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.*

"" 08:00 - 18:00 hours (Monday to Friday);

"" 08:00 - 13:00 hours (Saturday)

"" No working is permitted on Sundays or Bank Holidays.

*In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.*

No submission required.

## 14. Condition: Environmental

*The following measures shall be undertaken throughout the construction phase:*

*I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.*

*All waste transfer records shall be retained for inspection by officers of the Local Planning Authority.*

*II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority.*

No submission required.

## 15. Condition: Environmental

*The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014. The details and location of any plant or machinery to be installed under this permission shall be submitted to and approved of in writing by the Local Planning Authority and shall be installed in accordance with the approved details before the development is first brought into use.*

Please see supporting documents;

PLA-M-R32 4-Way Blow Ceiling Cassette System

## 16. Condition: Environmental & Ecological

*The artificial external lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission shall be submitted to and approved in writing prior to installation by the Local Planning Authority and shall be installed in accordance with the approved details.*

Please see supporting documents;

JWD.PR2092 Vulcan External - Kosnic Lighting Scheme

## 17. Condition: Contamination

*In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the approved remediation shall be submitted to and approved in writing by the Local Planning Authority.*

No submission required.

## 18. Condition: Appearance & Ecological

*Before the commencement of works including demolition, tree protection fencing shall be installed around the trees and vegetation to be retained in accordance with Section 13.3 of the Tree Heritage Arboricultural Report dated 26.4.22. The fencing shall be retained in situ throughout the course of development.*

No submission required.

## 19. Condition: Ground Stability

*No development shall commence (excluding the demolition of existing structures, site clearance and construction of retaining wall) until development shall commence (excluding the demolition of existing structures and site clearance) until;*

*a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by recorded mine entry 399342-058 and its associated roadway and past shallow coal mining activity; and*

*b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*

*The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.*

No submission required.

## 20. Condition: Ground Stability

*Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*

Please see supporting documents;

22-2521 REPORT ON GROUND INVESTIGATION

23 2521-3 MC Vulcan Mine Treatment Completion Report

Vulcan Mine Spec FINAL

NL05100-203-001-PO MINE ENTRY BEST FIT-A3L

## 21. Condition: Ecology

*The development hereby permitted shall not be brought into use until a scheme of on-site and off-site biodiversity enhancement works on the site annotated for this purpose as shown in drawing PL(0)07, along with a timetable for their implementation and a 30-year Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The details shall also include a revised Biodiversity Metric, to include river units on-site and figures for off-site compensation as well as baseline and proposed habitat plans. The approved biodiversity enhancements shall thereafter be carried out in accordance with the approved timetable and approved Management Plan.*

Please see supporting documents;

Vulcan Refractories - 30-Year Ecology Management Plan Report – (October 2023)

Vulcan Refractories Ltd - Biodiversity Net Gain Assessment – Oct 2023

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