

Condition Discharge Information

New industrial unit and associated works
SMD/2024/0239
For Vulcan Refractories Ltd

Approval reference : SMD/2024/0239
Date : October 2024
Completed by : SG

1. Condition:

The development hereby approved shall be completed and maintained in accordance with the submitted amended plans and specifications as follows:-

01168 PL(0)02 Rev E

01168 PL(0)03 C

01168 PL(0)04 D

01168 PL(0)05 C

01168 PL(0)07

220530-C2C-XX-XX-C-500-C06 Drainage Layout

No submission required.

2. Condition:

Within three months of the date of the decision, an amended landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

- Hard-surfacing

- 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 (Updated October 2024)

Vulcan Refractories Ltd - Biodiversity Net Gain Assessment (Updated October 2024)

01168 – AL(0)131 RevG

3. Condition:

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.

4. Condition:

Within six months of the date on this Decision Notice, a pond and ecology measures shall be provided in accordance with an updated Bat and Bird Survey Report, Biodiversity Net Gain Report and Great Crested Newt/Amphibian Survey Report and an Preliminary Ecological Assessment Report to be submitted to and approved in writing by the local planning authority.

Please see supporting documents;

Vulcan Refractories - 30-Year Ecology Management Plan (Updated October 2024)

Vulcan Refractories Ltd - Biodiversity Net Gain Assessment (Updated October 2024)

01168 – AL(0)131 RevG

5. Condition:

Within three months of the date of the Decision Notice, an amended drainage strategy shall be submitted to and approved in writing by the local planning authority and the development hereby permitted shall be completed and maintained in accordance with the approved details.

Please see supporting documents;

220530-C2C-XX-XX-C-550-P01 Drainage Layout.

Vulcan Refractories - SW hydraulic Calculations - 100 Year Storm + 40% CC.

6. Condition:

The access hereby approved 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.

Please see supporting documents;

01168 – PL(0)02 RevE.

01168 – Pedestrian Gate Technical Spec.

01168 – Gates Technical Spec.

7. Condition:

The on-site parking shall be provided and maintained in accordance with the approved drawings outlined in Condition 1 and shall not be obstructed at any time in the lifetime of the development.

No submission required.

8. Condition:

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

No submission required.

9. Condition:

The Travel Plan approved under application DOC 2024 0022 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 hereby permitted.

No submission required.

10. Condition:

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.

11. Condition:

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 affect 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.

No submission required.

12. Condition:

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 [1 hour] (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. Any plant or machinery to be installed under this permission shall be provided in accordance with the details submitted with application DOC 2024 0022 for the lifetime of the development.

No submission required.

13. Condition:

The artificial external lighting incorporated into this site in connection with this permission shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Any artificial lighting to be installed under this permission shall be provided in accordance with the details approved under application DOC 2024 0022 for the lifetime of the development.

No submission required.

14. Condition:

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

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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.

15. Condition:

Throughout the construction process, 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.

16. Condition:

Within three months of the date of the Decision Notice, amended details of on-site and off-site biodiversity enhancement works on the site annotated for this purpose as shown in drawing PL0(0)7 shall be submitted to and approved in writing and the approved works shall be undertaken in the first available planting season following the date of this Decision Notice.

Please see supporting documents;

01168 – AL(0)131 RevG

01168 – AL(0)132 RevB

17. Condition:

Within three months of the date of the Decision Notice, an amended 30-year Management Plan for the biodiversity enhancement works required by Condition 18 shall be submitted to and approved in writing and the approved Management Plan shall be adhered to for 30 years following the first available planting season following the date of this Decision Notice.

Please see supporting documents;

Vulcan Refractories - 30-Year Ecology Management Plan (Updated October 2024)