

**MINUTES OF A MEETING OF THE DEVELOPMENT AND REGULATION
COMMITTEE HELD AT COUNTY HALL, CHELMSFORD ON 23 SEPTEMBER
2016**

Present

Cllr R Boyce (Chairman)
Cllr J Abbott
Cllr K Bobbin
Cllr M Ellis
Cllr C Guglielmi

Cllr J Jowers
Cllr M Mackrory
Cllr C Seagers
Cllr S Walsh

1. Apologies and Substitution Notices

Apologies were received from Cllr J Aldridge, Cllr J Lodge, Cllr Lady Newton and Cllr J Reeves (Cllr Seagers substituted).

2. Declarations of Interest

Cllr Boyce declared a personal interest in agenda item 5.1, in respect of Magnox Limited, as a local Member (for Southminster division). (Item 5 below refers.)

Cllr Jowers declared a personal interest in agenda item 5.1, in respect of Magnox Limited, as a Member of Colchester Borough Council, which was a consultee. (Item 5 below refers.)

Cllr Lissimore declared a personal interest in agenda item 5.1, in respect of Magnox Limited, as a Member of Colchester Borough Council, which was a consultee. (Item 5 below refers.)

3. Minutes

The Minutes and Addendum of the Committee held on 22 July 2016 were agreed and signed by the Chairman.

4. Identification of Items Involving Public Speaking

Persons to speak in accordance with the procedure were identified for the following item:

To consider report DR/32/16, relating to the importation of packaged intermediate level waste from Magnox sites Sizewell "A" and Dungeness "A" to the Bradwell site and the interim storage within the existing interim storage facility. On land at Bradwell Power Station, Bradwell on Sea, Southminster, Essex, CM0 7HQ. References: ESS/14/16/MAL and ESS/15/16/MAL.
Applicant: Magnox Limited

Public Speakers: Barry Turner speaking against
Judy Lee speaking against

Stephen Wilmott, speaking for
Jonathan Jenkin, speaking for.

Minerals and Waste

5. Magnox Limited - Bradwell

The Committee considered report DR/32/16 by the Director of Operations, Environment and Economy.

The Members of the Committee noted the contents of the Addendum. Members also noted the issues raised in an undated letter, received by email 20 September 2016 from Varrie Blowers, Chairman of Bradwell Against New Nuclear Group ('BANNG').

It was also noted that the application was being considered in two separate parts, requiring two separate resolutions, one relating to the lifting of the restrictions on importing material, the other relating to the actual storage of the material.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues, which were:

- Principle of utilising existing interim storage facility for importation use
- Transport
- More waste on site
- Fuel Element Debris
- Justification
- Climate Change.

In accordance with the protocol on public speaking the Committee was addressed by Barry Turner, Vice-Chairman of BANNG. Mr Turner said:

- Originally, the store was built for Bradwell Intermediate Level Waste ('ILW') only, with each site to store its own, rather than have waste transported across the country
- About 80% of Local Community Liaison Councils are opposed to this; and it may set a precedent, leading to the creation of regional waste stores
- Bradwell is located below the sea wall, making it vulnerable to climate change
- The situation regarding the creation of a Geological Disposal Facility seems very uncertain, with the prospective date moving back to 2060; this means that it is very unclear just how long this waste may remain here, and what might happen in the meantime
- The building was designed as a temporary store, for Bradwell waste only
- There is uncertainty over the situation with FED, which produces ILW, and too much overall uncertainty.

The Chairman exercised his discretion and allowed Judy Lee to address the Committee, speaking against the proposals as a member of the public and the planning representative of the Maldon Society. Mrs Lee made two points:

- It is immoral to change the planning conditions retrospectively on such a big issue. The public perception of the Dengie peninsula being a nuclear dump cuts across Maldon District Council's efforts to develop employment and tourism in the area
- It is unacceptable and undemocratic that Maldon District Council has not debated this important issue in public and with its own elected members. The "no objection" response only came from an officer, who admitted to being overwhelmed by the complexities of nuclear technology. It is not representative of the public view, and Maldon DC has abrogated its responsibilities. She considered that, as elected representatives, they should apply the principle of having normal democratic protocol to consideration of the important issue of nuclear generation and its aftermath.

Stephen Wilmott, of Bilfinger GVA, as agent of the applicant, addressed the Committee. Mr Wilmott said:

- ILW stores were built with extra contingency space and now there is significant capacity at Bradwell. Apart from a small volume contaminated by other waste, FED waste will not be housed in this store
- The National Planning Policy for Waste supports the shared use of facilities where only a limited number would be required; and the Nuclear Decommissioning Authority (NDA) and the EA both encourage the exploration of opportunities to share if possible and approve appropriate schemes. There are several sites that are being asked to receive waste from other sites
- This removes the need to build further stores in the south east, reducing financial and environmental impact
- All cases like this are considered with long-term safety implications fully taken into account. Dungeness is lower lying than Bradwell
- Magnox is accustomed to moving nuclear materials, with full safety procedures in place. The impact of moving 170 cases over several years should be small, and Magnox tries to choose routes, etc, to create minimum inconvenience to the general public
- No objections have been raised by statutory consultees or the Planning Authority's internal consultees.

Jonathan Jenkin, a Manager at the Nuclear Decommissioning Authority, also addressed the Committee, as a supporter of the application. Mr Jenkin said:

- The NDA is responsible for the safe, secure, environmentally responsible and cost-effective clean up of the UK's civil nuclear legacy
- A clearly stated objective of the most recent Strategy (2016) is to make best use of existing assets, including waste stores with spare capacity
- The application is part of a national waste strategy that could save the taxpayer £200million
- There are environmental benefits to this approach
- Other authorities have already endorsed similar schemes
- Engagement and consultation with stakeholders on this proposal has been ongoing since at least 2013, involving local authorities and the general public.

In response to points raised, it was noted:

- Although there was no actual statistical evidence of how this would be better in terms of greenhouse gas emissions, it was pointed out that the authority would take claims in good faith, unless there was evidence to the contrary, which was the case here. It was also pointed out that the use of an existing storage facility, which would need no expansion, would probably produce less emissions overall than if a new facility (or facilities) had to be built
- The area was important in environmental terms and the applicant had not specified how any impact on local flora and fauna would be addressed. However, the site was subject to an environmental management plan and neither the Environment Agency nor Natural England had expressed concerns about this
- With regard to the mode of transportation of the waste to the site, a new Condition 5(c) had been added, as set out in the Addendum, which strengthened the authority's position in increasing the use of the railway.

Members made several observations:

- This was an emotive subject. Even though consultees such as Natural England and the Environment Agency were satisfied that this would have no impact on local communities, many people did not want nuclear materials in their locality. Some members expressed a feeling of conflict between their role as members of a committee determining applications on planning grounds and as local members representing their constituents
- Some felt that public consultation and engagement had been poor, although these were improving; and the proposals would benefit some but not others
- Bringing other ILW to Bradwell would involve transporting hazardous materials through densely populated areas
- The original intention was for each site to deal with its own waste; this application undermined this principle
- This material was likely to remain at Bradwell for over 40 years, as there was yet little apparent progress on the creation of a permanent disposal facility; this added to the overall uncertainty.

There being no further matters raised by Members, the resolutions, including the amendments as set out in the Addendum, were proposed and seconded. Following a vote of five in favour and two against, with two members abstaining, it was

Resolved

That for:

- (A) **ESS/14/16/MAL** planning permission be granted subject to the following conditions:

Commencement and Duration

1. At least seven days' notice shall be given, in writing, to the Waste Planning Authority of the commencement of importation (for the purposes of this requirement importation shall be the arrival at the Bradwell site of Intermediate Level Waste from either the Sizewell "A" or Dungeness "A" power stations).

2. All importation of Intermediate Level Waste from either the Sizewell “A” or Dungeness “A” power stations shall cease, within 4 years of the date of notification having commenced as required by Condition 1.

Approved Details

3. The development hereby permitted shall be carried out in accordance with the details submitted by way of the ‘Planning Application’ ESS/14/16/MAL comprising:
 - (a) Letter from Bilfinger GVA dated 30th March 2016;
 - (b) Planning application form from Magnox Limited dated 30/03/16;
 - (c) Planning Statement entitled “Planning Applications for Import of Packaged ILW for Interim Storage” dated March 2016;
 - (d) Drwg No: BR/AO/2053 entitled “Application Site Boundary for ILW Store” dated 13/06/11.

As amended by the:

- (e) Transport document entitled “Transport of Dungeness “A” and Sizewell “A” ILW packages to Bradwell; Mode of transport selection and justification” Dated 11th July 2016; and
- (f) Statement of Community Involvement dated June 2016.

Availability of Plans

4. A copy of this permission and the approved plans shall be available at the operator’s site office at all times during the life of the site the subject of this permission. Any subsequent amendments approved by the Waste Planning Authority shall also be available.

Importation Limits

5. Unless otherwise agreed in writing by the Waste Planning Authority for a period up until the 31st December 2023, no more than a total 170 Ductile Cast Iron Containers arising from either Sizewell “A” and Dungeness “A” power stations combined shall be imported into the Bradwell site for temporary storage in the Intermediate Storage Facility.

Transport Plan

6. Within 2 months of the date of this permission a scheme to address the receipt of Intermediate Level Waste containers at the Bradwell Intermediate Storage Facility shall be submitted to the Waste Planning Authority for approval. The scheme shall be implemented in accordance with the details as approved, or as may subsequently be approved, in writing by the Waste Planning Authority. The submitted scheme shall make provision for:
 - (a) Movement times by road avoiding school opening/closing times.
 - (b) Accommodating measures as provided within paragraph 2.3.7 of the Planning Statement entitled “Planning Applications for Import of Packaged ILW for Interim Storage” dated March 2016;

- (c) Measures to be taken to achieve no less than 80% of imports being by rail;

Transport Monitoring Programme

7. No Intermediate Level Waste shall be imported to the Bradwell site until a scheme to address the monitoring and forecasting of future Intermediate Level Waste deliveries has been approved in writing by the Waste Planning Authority. The scheme shall be implemented in accordance with the details as approved, or as may subsequently be approved, in writing by the Waste Planning Authority. The submitted scheme shall make provision for:-
- (a) That over the period of the importation of Intermediate Level Wastes to the Bradwell Site no less than 80% of the overall Dungeness "A" deliveries shall be by rail.
 - (b) At least seven days prior written notification to the Waste Planning Authority of the first importation arrangements.
 - (c) Monitoring and recording arrangements as set out under points 1-3 of the "Proposed Method of Monitoring" as set out in the Transport document entitled "Transport of Dungeness "A" and Sizewell "A" ILW packages to Bradwell; Mode of transport selection and justification" Dated 11th July 2016.

And for

- (B) **ESS/15/16/MAL** planning permission be granted subject to the following conditions:

Commencement and Duration

1. At least seven days' notice shall be given, in writing, to the Waste Planning Authority of the commencement of importation (for the purposes of this requirement importation shall be the arrival at the Bradwell site of Intermediate Level Waste from either the Sizewell "A" or Dungeness "A" power stations).
2. All importation of Intermediate Level Waste from either the Sizewell "A" or Dungeness "A" power stations shall cease, within 4 years of the date of notification having commenced as required by Condition 1.

Approved Details

3. (A) The development hereby permitted shall be carried out in accordance with the details submitted by way of the 'Planning Application' ESS/45/11/MAL dated 18th August 2011 comprising:
 - (a) Covering letter dated 22 August 2011,
 - (b) Design and Access Statement dated August 2011,
 - (c) Planning Statement received 25 August 2011,
 - (d) Document entitled 'Protected species and designated area information' received 25/08/11,
 - (e) Document entitled 'Note 1 - Land Quality' received 25/08/11,

- (f) Amec Native Reptile Presence/Absence Survey dated October 2009,
- (g) Amec Biodiversity Action Plan dated April 2009
- (h) Document entitled 'Arrangements for management of Land Quality' dated 01/06/11;
- (i) Emails from Chloe Gamble dated 05/10/11, 28/10/11, 01/11/11 11:46, 01/11/11 12:29, 02/11/11, 04/11/11 and 09/11/11.

Together with accompanying drawing numbers:

- (I) BR/A0/2053 Rev P2 dated 15/06/11,
- (II) 214955-A-103 Rev S1 dated 05/05/11,
- (III) 214955-A-102 Rev S1 dated 05/05/11,
- (IV) 214955-A-106 Rev S2 dated 17/08/11,
- (V) 2267/038 dated 26/04/11,
- (VI) 2267/02B dated 26/04/11 and
- (VII) 2267/04B dated 26/04/11.

- (B) In respect of dust suppression those details as set out in:
 - (a) application form dated 6 December 2011,
 - (b) covering letter dated 6 December 2011,
 - (c) supporting statement entitled "Discharge of Condition 6– ESS/45/11/MAL– Dust Minimisation Plan" dated 5 December 2011 and
 - (d) email from Chloe Gamble dated 19 January 2012
- (C) As amended by the application ESS/43/12/MAL dated 16 May 2012 and validated on 28 June 2012 together with the letter dated 25 June 2012 (ref: ECC00053) 'ESS/45/11/MAL- Variation of Condition 4'.
- (D) As amended by the Non Material Amendment for the Amended Landscaping Scheme as set out in:
 - (a) The application letter from GVA Bilfinger dated 1st July 2015 including the list of documents outlined in that letter.
 - (b) Application form dated 1st July 2015.
 - (c) E-mail from Edward Parsons to Terry Burns dated 14th August 2015 and accompanying;
 - (d) Report entitled "Detailed Landscape Scheme – Aftercare/Management Report" dated August 2015.
- (E) As amended by application ESS/15/16/MAL comprising
 - (a) Letter from Bilfinger GVA dated 30th March 2016;
 - (b) Planning application form from Magnox Limited dated 30/03/16;
 - (c) Planning Statement entitled "Planning Applications for Import of Packaged ILW for Interim Storage" dated March 2016;
 - (d) Drwg No: BR/AO/2053 entitled "Application Site Boundary for ILW Store" dated 13/06/11.

As amended by the:

- (e) Transport document entitled "Transport of Dungeness "A" and Sizewell "A" ILW packages to Bradwell; Mode of transport selection and justification" Dated 11th July 2016; and
- (f) Statement of Community Involvement dated June 2016.

Availability of Plans

- 4. A copy of this permission and the approved plans shall be available at the operator's site office at all times during the life of the site the subject of this permission. Any subsequent amendments approved by the Waste Planning Authority shall also be available.

Waste Acceptance

- 5. (a) Other than as set out in Condition 5(b) below no waste other than those waste materials defined in the application details arising from within the Bradwell site boundary as indicated in blue on drawing reference BR/A0/2053 Rev P2 dated 15/06/11 shall enter the building hereby permitted.
(b) Unless otherwise agreed in writing by the Waste Planning Authority for a period up until the 31st December 2023, no more than a total 170 Ductile Cast Iron Containers arising from either Sizewell "A" and Dungeness "A" power stations combined shall be imported into the Bradwell site for temporary storage in the Intermediate Storage Facility.

Environmental Protection

Silencers

- 6. All plant and machinery shall operate only during the permitted hours and shall be silenced at all times in accordance with the manufacturers' recommendations.

Dust Suppression

- 7. The scheme to minimise dust emissions set out in application form dated 6 December 2011, covering letter dated 6 December 2011, supporting statement entitled "Discharge of Condition 6–ESS/4511MAL– Dust Minimisation Plan" dated 5 December 2011 and email from Chloe Gamble dated 19 January 2012 approved by letter from ECC dated 25 January 2012, shall be implemented in accordance with the approved scheme.

The dust suppression measures shall be retained and maintained in a fully functional condition for the duration of the development hereby permitted.

Storage

- 8. Any fuel, lubricant or/and chemical storage vessel shall be placed or installed within an impermeable container with a sealed sump and capable of holding at least 110% of the vessel's capacity. All fill, draw and overflow pipes shall be properly housed within the bunded area to avoid spillage.

Use of the Intermediate Waste Storage Facility

9. The use of the Intermediate Waste Storage Facility for the storage of Intermediate Level Waste shall cease and all Intermediate Level Waste containers removed out of the Bradwell facility within 3 years of the national Geological Disposal Facility, or alternative repository, being commissioned and available for receipt of the Bradwell stored Intermediate Level Waste.

Removal of Intermediate Level Waste

10. No Intermediate Level Waste shall leave the Bradwell Intermediate Storage Facility until a scheme to address the method of removal from the former Bradwell Power Station site to the national Geological Disposal Facility, or alternative repository, has been submitted to the Waste Planning Authority. The scheme will then be implemented in accordance with the approved scheme.

6. Winsford Way WTS, Chelmsford

The Committee considered report DR/33/16 by the Director for Operations, Environment and Economy.

Policies relevant to the application were detailed in the report.

Details of the consultation and representations were set out in the report.

The Committee noted the key issue, which was the Impact on Residential Amenity.

In response to a question raised by Members, it was noted:

- Springfield Parish Council's objection had been made in support of a local resident
- The local Member had made no comment on this application

There being no further matters raised by Members, the motion was proposed and seconded, and, following a unanimous vote in favour, it was

Resolved

That planning permission be granted subject to conditions covering the following matters

1. The Waste Planning Authority shall be notified in writing within 7 days of the dates of the following:
 - i) implementation of this planning permission;
 - ii) undertaking the noise monitoring exercise under condition 6 of this permission;

For the purposes of this condition, the implementation of this planning permission (ref ESS/25/16/CHL) would supersede planning permission ref no: ESS/31/13/CHL.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 (as amended)

2. The development hereby permitted shall be carried out in accordance with the details of permission reference ESS/65/12/CHL dated 29 January 2013 together with:

- Economic Statement dated 01 November 2012,
- Statement of Community Involvement dated 15 October 2012,
- Planning Statement dated October 2012,
- Design and Access Statement dated October 2012,
- Transport Statement dated 26 September 2012,
- Heritage Statement dated July 2012,
- External Lighting Report dated July 2012,
- Arboricultural Assessment dated July 2012,
- Tree Survey, Arboricultural Implication Assessment and Preliminary Method Statement and Tree Protection Plan dated 03 September 2012,
- Flood Risk Assessment and Drainage Strategy dated 30 August 2012,
- Protected Species Survey dated July 2012,
- Preliminary Ecological Assessment dated July 2012,
- Odour Assessment dated September 2012,
- Phase II Geo-environmental Assessment Report dated 09 October 2012,
- Specification for Archaeological Trial Trench Evaluation dated July 2012,
- Archaeological Evaluation dated November 2012,
- Preliminary Contamination Assessment dated July 2012,
- Pre-Design Site Waste Management Plan dated July 2012,
- Utility Services Report dated July 2012,
- Noise Assessment and Survey dated 03 September 2012,
- Noise Assessment and Survey dated 05 December 2012,
- Landscape and Visual Impact Assessment dated 28 September 2012

together with drawings referenced:

- 3136-D dated 31/08/12,
- CWTS/SS/001 Rev A dated 03/10/12,
- 663433/CH/001 Rev P2 dated 29/10/12,
- 663433/CH/010 Rev P5 dated 15/10/12,
- 663433/CH/011 Rev P5 dated 15/10/12,
- 663433/CH/025 Rev P4 dated 09/11/12,
- 663433/CH/026 Rev P1 dated 15/10/12,
- 663433/CH/030 Rev P3 dated 07/09/12,
- 663433/CH/031 Rev P5 dated 12/09/12,
- 663433/CH/032 Rev P5 dated 12/09/12,
- 663433/CH/033 Rev P4 dated 12/09/12,
- 663433/CH/035 Rev P2 dated 07/09/12,
- 663433/CH/040 Rev P3 dated 12/10/12,
- 663433/CH/045 Rev P3 dated 12/10/12,
- 63433/CH/080 Rev P3 dated 15/10/12,
- 663433/CH/081 Rev P3 dated 15/10/12,

- 663433/CH/100 Rev P5 dated 15/10/12,
- 663433/CH/101 Rev P3 dated 15/10/12,
- 663433/CH/102 Rev P4 dated 15/10/12,
- 663433/CH/103 Rev P2 dated 07/09/12,
- 663433/CH/110 Rev P3 dated 12/10/12,
- 663433/CH/111 Rev P3 dated 12/10/12,
- 663433/CH/112 Rev P3 dated 12/10/12,

e-mails from Lanpro Services dated 02 January 2013, 03 January 2013, 04 January 2013 09:06 and 04 January 2013 14:05; from Essex County Council Waste Management dated 04 January 2013 11:05 and 04 January 2013 12:33; and from MLM Consultants dated 04 December 2012;

As amended by details of application reference ESS/31/13/CHL dated 20 May 2013 together with:

- Covering letter from Lanpro Services dated 20/05/13;
- Email from Lanpro Services dated 25/06/13;
- Application form dated 20/05/13;
- Together with drawings reference numbers;
 - 663433/CH/001 Rev P2 dated 29/10/12;
 - 663433/CH/101 Rev P5 dated 15/03/13;
 - 663433/CH/025 Rev P9 dated 15/05/13;
 - 663433/CH/027 Rev P4 dated 15/05/13

As amended by those details reserved by condition of Planning Permission ref No.ESS/31/13/CHL.

For ESS/25/16/CHL

- Application Form from Veolia Environmental Services dated 16.06.2016
- Veolia Environmental Services Planning Statement entitled S73 Planning Application to vary the wording of condition 6 relating to noise monitoring of planning permission ESS/31/13/CHL dated June 2015
- Drawing VES_P_CHLWTS_001 Planning Application Site Boundary dated June 2016

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the Waste Planning Authority, except as varied by the following conditions:

3. Operations authorised by this permission, including operational vehicles entering or leaving the site, shall be restricted to the following durations

0600 to 2000 hours Monday to Friday
0800 to 1600 hours Saturdays, Sundays and Bank and Public Holidays
Except for Christmas Day, Boxing Day and New Year's Day when the site shall be closed.

4. Construction of the development hereby permitted shall not take place unless between the following times:
0700 – 1700 hours Monday to Friday

0800 – 1300 hours Saturdays

And no construction shall take place on Sundays or Bank/Public Holidays.

5. The doors to the main waste transfer building hereby permitted shall be kept closed at all times except to allow access and egress for vehicles.
6. The free field Equivalent Continuous Noise Level (LAeq, 1hr) at noise sensitive properties adjoining the site to be approved in advance in writing by the Waste Planning Authority shall not exceed 47 dB LAeq 1hr during the operation of the development hereby permitted. Measurements shall be made at a known distance to the west of the site (between the facility and the noise sensitive receptors) where the noise being generated by the facility at the receptors shall then be determined using an approved calculation methodology and compared to the limit specified above.
7. Noise levels shall be monitored at three-monthly intervals from the commencement of beneficial occupation of the development hereby permitted at noise sensitive properties to be agreed in advance in writing by the Waste Planning Authority. The results of the monitoring shall include LA90 and LAeq noise levels, the prevailing weather conditions, details and calibration of the equipment used for measurement and comments on other sources of noise which affect the noise climate. The monitoring shall be carried out for at least 2 separate durations during the working day and the results shall be submitted to the Waste Planning Authority within 1 month of the monitoring being carried out. The frequency of monitoring shall not be reduced, unless otherwise approved in writing by the Waste Planning Authority.
8. No waste other than those waste materials defined in application reference ESS/65/12/CHL shall enter the site
9. The development hereby permitted shall be implemented in accordance with the details of the scheme for the restriction of the importation of waste arising from outside the administrative boundaries of Essex and Southend-on-Sea approved 29 August 2014 under condition 9 of planning permission reference ESS/31/13/CHL. The approved details of the scheme for the restriction of the importation of waste are set out in the application for approval of details reserved by condition received 15 August 2014, including:
 - Management of Incoming Waste, dated 29 August 2015
10. No more than 90,000 tpa of waste shall enter the site. Records of waste type and tonnage shall be kept by the operator and made available to the Waste Planning Authority upon written request.
11. The development hereby permitted shall be implemented in accordance with the recommendations in the Preliminary Ecological Assessment dated July 2012 in all respects.
12. The development hereby permitted shall be implemented in accordance with the details of the habitat creation and management scheme approved on 3 April 2014 under condition 12 of planning permission reference ESS/31/13/CHL. The

approved details of the habitat creation and management scheme are set out in the application for the approval of details reserved by condition received 23 September 2013, including:

- Habitat Creation and Management Plan, dated 7 February 2014
- Ecological Monitoring, dated 3 April 2014

13. The development hereby permitted shall be implemented in accordance with the details of the plan for the protection of habitats approved on 3 April 2014 under condition 13 of planning permission reference ESS/31/13/CHL. The approved details of the habitat protection plan are set out in the application for approval of details reserved by condition received 23 September 2013, including:
 - Habitat Creation and Management Plan, dated 7 February 2014
 - Ecological Monitoring, dated 3 April 2014
14. No removal of trees/hedgerows shall be carried out on site between the 1st March and 31st August inclusive in any year, unless a breeding bird survey has been undertaken and submitted to the Waste Planning Authority and the report has confirmed no breeding birds or their nests would be adversely affected by the construction works and written approval has been provided by the Waste Planning Authority.
15. The development hereby permitted shall be carried out in accordance with drawing reference numbers 633433/CH/025/ Rev P9 (dated 15/05/13) and 633433/CH/027 Rev P4 (dated 15/05/13). The scheme shall be implemented within the first available planting season (October to March inclusive) or the first available sowing season (spring and autumn) following completion of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with condition 16 of this permission.
16. Any tree or shrub forming part of a landscaping scheme approved in connection with the development under condition 15 that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the Waste Planning Authority.
17. The development hereby permitted shall be implemented in accordance with the tree works and tree protection measures identified in the Tree Survey, Arboricultural Implication Assessment and Preliminary Method Statement and Tree Protection Plan dated 27 July 2012 and revised 03 September 2012.
18. The development hereby permitted shall be implemented in accordance with a detailed scheme to accommodate all surface draining arising from the development approved on 11 November 2013 under condition 19 of planning permission reference ESS/31/13/CHL. The approved details of the surface water drainage scheme are set out in the application for approval of details reserved by condition received 23 September 2013.
19. The development hereby permitted shall be implemented in accordance with a detailed scheme to accommodate all foul water drainage arising from the

development approved on 11 November 2013 under condition 20 of planning permission reference ESS/31/13/CHL. The approved details of the foul water drainage scheme are set out in the application for approval of details reserved by condition received 23 September 2013.

20. No development shall take place, except the development of the access itself, until the eastern-most vehicular access, as shown on drawing ref. 663433/CH/101 Rev P5 dated 25/03/13, has been completed with an appropriate dropped kerb vehicular crossing of the highway verge.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, replacing or re-enacting that Order), no gates shall be erected at the vehicular access unless they open inwards from the public highway towards the site and be set back from the nearside edge of the carriageway as shown in drawing 663433/CH/010P5 dated 15/10/12.
22. No vehicular traffic shall enter the site until the road junction has been provided with a 2.4m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such sight splays shall be retained free of any obstruction at all times for the duration of the development hereby permitted.
23. The development hereby permitted shall be implemented in accordance with the details, showing the means to prevent the discharge of surface water from the development onto the public highway approved on 11 November 2013 under condition 24 of planning permission reference ESS/31/13/CHL. The approved details of the prevention of surface water discharge are set out in the application for approval of details reserved by condition received 23 September 2013.
24. The development hereby permitted shall be implemented in accordance with the details of the areas to be used within the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of vehicles approved on 11 November 2013 under condition 25 of planning permission reference ESS/31/13/CHL. The approved details of the loading/unloading/reception and storage of building materials are set out in the application for approval of details reserved by condition received 23 September 2013.
25. The development hereby permitted shall be implemented in accordance with the details of the construction management plan approved on 11 November 2013 under condition 26 of planning permission reference ESS/31/13/CHL. The approved details of the construction management plan are set out in the application for approval of details reserved by condition received 23 September 2013.
26. The development hereby permitted shall be implemented in accordance with the details of the wheel and underside chassis cleaning facilities approved on 11 November 2013 under condition 27 of planning permission reference ESS/31/13/CHL. The approved details of the wheel and underside chassis cleaning facilities are set out in the application for approval of details received 23 September 2013.

27. The development hereby permitted shall be implemented in accordance with the details and samples of the materials to be used for the boundary treatments approved on 18 October 2013 under condition 28 of planning permission reference ESS/31/13/CHL. The approved details of the details and samples of materials are set out in the application for approval of details received 23 September 2013.
28. The development hereby permitted shall be implemented in accordance with the details of the design, external construction materials, finishes and colours to be used on the office approved on 18 October 2013 under condition 29 of planning permission reference ESS/31/13/CHL. The approved details of the design, external construction materials, finishes and colours are set out in the application for approval of details received 23 September 2013.

Information Item

9. Statistics

The Committee considered report DR/34/16, Applications, Enforcement and Appeals Statistics, as at end of the previous month, by the Director of Operations, Environment & Economy.

The Committee **NOTED** the report.

11. Date and time of Next Meeting

The Committee noted that the next meeting would be held on Friday 28 October 2016 at 10.30am in Committee Room 1.

There being no further business the meeting closed at 11.53am.

Chairman