

**Conditions**

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

*Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.*

2. The Waste Planning Authority shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

*Reason: To assist with the monitoring of conditions attached to the planning permission and for the avoidance of doubt.*

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application as amended, documents and recommendations of reports, in particular the following plans and documents:

- a) Planning Application Form, dated 14<sup>th</sup> June 2023
- b) Drawing No. 1551-1\_PL\_LP01, titled 'Location Plan', dated 31<sup>st</sup> May 2023
- c) Drawing No 1551-1\_PL\_SP02 Revision D, titled 'Proposed Site Plan', dated 15<sup>th</sup> July 2025
- d) Drawing No. 1551-1\_PL\_GA01, titled 'Clamp', dated 31<sup>st</sup> May 2023
- e) Drawing No. 1551-1\_PL\_GA02, titled 'Digester', dated 31<sup>st</sup> May 2023
- f) Drawing No. 1551-1\_PL\_GA03, titled 'Feedstock Bunkers', dated 31<sup>st</sup> May 2023
- g) Drawing No. 1551-1\_PL\_GA04, titled 'Straw system (twin)', dated 31<sup>st</sup> May 2023
- h) Drawing No. 1551-1\_PL\_GA05, titled 'Digestate Separation bunker', dated 31<sup>st</sup> May 2023
- i) Drawing No. 1551-1\_PL\_GA06 Revision A, titled 'Combined Heat & Power Unit (CHP)', dated 1<sup>st</sup> June 2023
- j) Drawing No. 1551-1\_PL\_GA07, titled 'Gas Upgrade Plant', dated 2<sup>nd</sup> June 2023
- k) Drawing No. 1551-1\_PL\_GA08, titled 'CO2 Capture Plant', dated 1<sup>st</sup> June 2023
- l) Drawing No. 1551-1\_PL\_GA09, titled 'Process Building', dated 2<sup>nd</sup> June 2023
- m) Drawing No. 1551-1\_PL\_GA10, titled 'Flare', dated 2<sup>nd</sup> June 2023
- n) Drawing No. 1551-1\_PL\_GA11, titled 'Compressor', dated 2<sup>nd</sup> June 2023
- o) Drawing No. 1551-1\_PL\_GA12, titled 'Gas Entry Unit (GEU)', dated 2<sup>nd</sup> June 2023
- p) Drawing No. 1551-1\_PL\_GA13, titled 'Pressure Reduction System', dated 2<sup>nd</sup> June 2023
- q) Drawing No. 1551-1\_PL\_GA14, titled '1.8m high weld mesh fence', dated 2<sup>nd</sup> June 2023
- r) Drawing No. 1551-1\_PL\_SE01, titled 'Lagoon Sections', dated 31<sup>st</sup> May 2023
- s) Document Ref. 93745.566879, titled 'Qualitative odour Risk Assessment', dated 14<sup>th</sup> June 2023

- t) Document Ref. 03776-130101, titled 'BS4142:2014+A1:2019 Sound Assessment Report', dated 19<sup>th</sup> December 2023
- u) Document titled 'Preliminary Ecological Appraisal – Final Report', Revision Version 1 (Final), dated 20<sup>th</sup> March 2023
- v) Document Ref. R-FRA-26925-01-0, titled 'Flood Risk Assessment and Drainage Strategy', dated 12<sup>th</sup> October 2023
- w) Document Ref. ES153, titled 'Arboricultural Impact Assessment: Marigold Farm, Great Bowden Leicestershire', dated March 2024
- x) Document Ref. ES153, titled 'Bat and Reptile Surveys Marigold Farm, Great Bowden, Leicestershire', dated August 2024
- y) Document Ref. 591923.0000.0000.0001.r1, titled 'Dispersion Modelling Assessment', dated 18<sup>th</sup> July 2024
- z) Document Ref. C23003 Revision E, titled Transport Statement, dated 9<sup>th</sup> August 2024
- aa) Document Ref. SA 4826, titled 'Stage 1 Road Safety Audit', dated 29<sup>th</sup> January 2025
- bb) Document Ref. C23003 Revision A, titled 'Section 278 Works: Stage 1 Road Safety Audit Response Report', dated 20<sup>th</sup> February 2025
- cc) Drawing No. DR001 Revision C, titled 'Site Access: Visibility Splays', dated 6<sup>th</sup> November 2024
- dd) Drawing No. DR002 Revision F, titled 'Site Access: Vehicle Swept Path (Inbound)', dated 3<sup>rd</sup> February 2025
- ee) Drawing No. DR003 Revision F, titled 'Site Access: Vehicle Swept Path (Outbound)', dated 20<sup>th</sup> February 2025
- ff) Drawing No. DR004 Revision E, titled 'Site Access: Vehicle Swept Path (Left In)', dated 20<sup>th</sup> February 2025
- gg) Drawing No. DR005 Revision C, titled 'Site Access: Vehicle Swept Path (Two-Way)', dated 20<sup>th</sup> February 2025
- hh) Drawing No. DR006 Revision C, titled 'Welham Road Improvements: Dimensions', dated 20<sup>th</sup> February 2025
- ii) Drawing No. DR007 Revision B, titled 'Site Access: Vehicle Swept Path (Detail 1)', dated 20<sup>th</sup> February 2025
- jj) Drawing No. DR008 Revision B, titled 'Site Access: Vehicle Swept Path (Detail 2)', dated 20<sup>th</sup> February 2025
- kk) Drawing No. DR009 Revision B, titled 'Site Access: Vehicle Swept Path (Detail 3)', dated 20<sup>th</sup> February 2025
- ll) Drawing No. DR010 Revision B, titled 'Site Access: Vehicle Swept Path (Detail 4)', dated 20<sup>th</sup> February 2025
- mm) Drawing No. DR011 Revision A, titled 'Site Access: Vehicle Swept Path (Detail 5)', dated 20<sup>th</sup> May 2025
- nn) Drawing No. DR012 Revision A, titled 'Welham Road Improvements: Vegetation Clearance Plan', dated 20<sup>th</sup> February 2025

*Reason: For the avoidance of doubt as to the development that is permitted.*

4. No part of the development hereby permitted shall be used as a residential dwelling.

*Reason: For the avoidance of doubt as to the development that is permitted.*

## Highways

5. No development shall commence on site (including demolition, site clearance or construction), until a Construction Method Statement has been submitted to, and approved in writing by, the Waste Planning Authority. Details shall provide the following, which shall be adhered to throughout the construction period:
  - a) the parking of vehicles of site operatives and visitors;
  - b) loading/unloading and storage of plant, materials, oils, fuels, and chemicals;
  - c) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
  - d) wheel washing facilities and road cleaning arrangements;
  - f) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
  - g) measures for the protection of the natural environment, including measures to prevent the pollution of surface water and protection of watercourses;
  - e) hours of construction work, including deliveries and removal of materials;
  - f) full details of any piling technique to be employed, if relevant;
  - g) location of temporary buildings and associated generators, compounds, structures and enclosures;
  - h) routing of construction traffic;
  - i) full details of any floodlighting to be installed associated with the construction of the development;
  - j) a highway condition survey, including any remedial works and timescales for completion;
  - k) a scheme for minimising the consumption of water during construction; and
  - l) best practice measures for air quality, noise, vibration, and dust mitigation during construction, having regard to the relevant guidance including BS 5228-1:2009+A1:2014, BS 5228-2:2009+A1:2014, and the most up to date Institute of Air Quality Management (IAQM) – Guidance on the Assessment of Dust from Demolition and Construction.

*Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF. To minimise the impact the development would have on the use of water resources in line with paragraph 161 of the NPPF*

6. No part of the development hereby permitted shall be first occupied until a Delivery and Service Management Plan which sets out management and control measures for goods vehicle movements associated with that part of the development has been submitted to, and approved in writing by, the Waste Planning Authority. Thereafter the agreed Delivery and Servicing Management Plan shall be implemented in accordance with the approved details and maintained thereafter for the duration of the development.

*Reason: In order to ensure controlled movements of large goods vehicles to and from the site in the interests of general highway safety to comply with the*

*requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

7. No part of the development shall be occupied until such time as the offsite works shown on Drawing No. DR006 Revision C, titled 'Welham Road Improvements: Dimensions', dated 20<sup>th</sup> February 2025, have been implemented in full.

*Reason: To mitigate the impact of the development, in the general interests of highway safety to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

8. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing No. DR006 Revision C, titled 'Welham Road Improvements: Dimensions', dated 20<sup>th</sup> February 2025, have been implemented in full.

*Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

9. No part of the development hereby permitted shall be occupied until such time as the vehicular visibility splays as illustrated on Drawing No. DR012 Revision A, titled 'Welham Road Improvements: Vegetation Clearance Plan', dated 20<sup>th</sup> February 2025, have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

*Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

10. The development hereby permitted shall not be occupied until such time as off street car and HGV parking provision with turning facilities has been provided, hard surfaced and demarcated in accordance with the details illustrated on Drawing No 1551-1\_PL\_SP02 Revision D, titled 'Proposed Site Plan', 15<sup>th</sup> July 2025. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

*Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

11. The total number of HGV (including tractors and other agricultural or industrial vehicles) movements (in and out) to/from the site shall not exceed 52 during any 24 hour period. Records of such movements shall be maintained on a daily basis and shall be made available to the Waste Planning Authority on request. All

records shall be submitted annually to the Waste Planning Authority within the first quarter of each calendar year. All records shall be kept on site for at least 12 months.

*Reason: To limit the overall impacts of the development on the amenities of this countryside location, in the interests of amenity and to maintain control over the levels of activity generated by the proposal in accordance with the requirements of LMWLP policy DM2 and policies GD3 and GD8 of the HLP.*

12. The surfacing of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times.

*Reason: In the interests of highway safety and safeguarding the local environment and to comply with the requirements of LMWLP policy DM9, policy GD8 of the HLP and paragraph 116 of the NPPF.*

### Imports and Exports

13. The feedstocks hereby permitted to be used in the development shall be restricted to maize, straw, and poultry manure.

*Reason: To limit the overall impacts of the development on local amenities and to maintain control over the levels of activity generated by the proposal in accordance with the requirements of LMWLP policy DM2 and policies GD3 and GD8 of the HLP.*

14. No more than 40,000 tonnes in total of maize/straw/poultry manure shall be imported to the site per annum, of which no more than 175 tonnes of poultry manure should be present on site at any one time.

*Reason: To limit the overall impacts of the development on local amenities and to maintain control over the levels of activity generated by the proposal in accordance with the requirements of LMWLP policy DM2 and policies GD3 and GD8 of the HLP.*

15. The development hereby permitted shall not be occupied until a Feedstock Management Plan has been submitted to, and approved in writing by, the Waste Planning Authority. The plan shall include, but not be limited to, the following: measures to minimise and manage the environmental impacts of feedstock delivery, handling, storage, and processing, including odour and dust control; protocol for recording and monitoring feedstock deliveries; contingency measures in the event of changes in the availability of the feedstock; and a programme of implementation. The Feedstock Management Plan shall then be implemented as approved for the duration of the development.

*Reason: To limit the overall impacts of the development on the amenities of this countryside location, in the interests of amenity and to maintain control over the levels of activity generated by the proposal in accordance with the requirements of LMWLP policy DM2 and policies GD3 and GD8 of the HLP.*

16. There shall be no exportation of digestate from the application site hereby permitted until a Digestate Management Plan has been submitted to, and approved in writing by, the Waste Planning Authority. The Digestate Management Plan shall include details of both liquid and solid digestate including, but not limited to, the following: storage and export arrangements including on-site storage capacity, handling, containment measures, and prevention of leachate, run-off, odour or pollution; monitoring and record keeping including procedures for documenting digestate quality, movements application; and a programme for implementation. The Digestate Management Plan shall then be implemented as approved for the duration of the development.

*Reason: To limit the overall impacts of the development on the amenities of this countryside location, in the interests of amenity and to maintain control over the levels of activity generated by the proposal in accordance with the requirements of LMWLP policy DM2 and policies GD3 and GD8 of the HLP.*

#### Hours of Operation- Operational Phase

17. All deliveries and exports of materials to and from the site shall take place between the following hours only:

- 0600hrs – 1800hrs (Mondays to Saturdays (inclusive));

There shall be no HGV movements on a Sunday, Public Holiday or Bank Holiday.

Records of such movements shall be maintained on a daily basis and shall be made available to the Waste Planning Authority on request. All records shall be submitted annually to the Waste Planning Authority within the first quarter of each calendar year. All records shall be kept on site for at least 12 months. These restrictions shall not apply to emergency works required to protect public safety, prevent environmental harm, or prevent significant damage to infrastructure. In such cases, the Waste Planning Authority shall be notified in writing as soon as reasonably practicable, and a record of the nature, timing, and justification of the emergency works shall be maintained and made available for inspection upon request.

*Reason: In the interests of the amenity of the rural locality and to comply with policies DM2 of the LMWLP and GD8 of the HLP.*

#### Demolition

18. No works associated with the demolition of any buildings onsite shall commence until a Demolition Works Management Plan (DWMP) has been submitted to, and approved in writing by, the Waste Planning Authority. The DWMP, which shall be implemented as approved, shall make provision for the following:

- Programme and phasing of demolition works;
- Measures to minimise noise, dust, and vibration, including reference to best practice guidance including BS 5228-1:2009+A1:2014, BS 5228-

2:2009+A1:2014, and the most up to date Institute of Air Quality Management (IAQM) – Guidance on the Assessment of Dust from Demolition and Construction where relevant;

- Site security arrangements;
- Hours of operation;
- Parking provision for site operatives and HGVs;
- Traffic management;
- Identification and management of asbestos containing materials in accordance with the Control of Asbestos Regulations 2012, including pre-demolition asbestos survey, risk assessment, licensed removal procedures, and appropriate asbestos waste handling and disposal;
- Provision for the removal and disposal of demolition waste at appropriate licensed facilities; and
- A programme of implementation.

*Reason: To ensure that the approved development does not give rise to unacceptable impacts to local amenity and in the interest of public safety in line with policy DM2 of the LMWLP and policy GD8 of the HLP.*

#### Landscape and Visual Amenity

19. No development shall commence (including demolition, site clearance or construction) until such time as a detailed landscaping scheme has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall include details of proposed ground preparation, plant and seeding specification, numbers, method and density of planting, plant support and protection and maintenance and management measures and a programme of implementation. The landscape scheme, which shall be implemented as approved, shall have regard to the recommendations set out in Table 1 of the document titled 'Preliminary Ecological Appraisal – Final Report', Revision Version 1 (Final), dated 20<sup>th</sup> March 2023, and the measures stated in section 4.4 and 5.4 of document Ref. ES153, titled 'Bat and Reptile Surveys Marigold Farm, Great Bowden, Leicestershire', dated August 2024, and be particularly mindful of sensitive site boundary treatments to enable the development to integrate into its wider surroundings. The landscape scheme shall:

- Consider the retention and enhancement of existing landscape features wherever possible;
- Compensate for the loss of habitat and provide for measurable Biodiversity Net Gain in line with the ecologist recommendations and NPPF Guidelines;
- Include native, nectar-rich species to benefit pollinating insects and other wildlife as far as possible;
- Incorporate new bird and bat boxes as part of the new building design, as well as the consideration of installing bird nesting and bat roosting boxes on existing mature trees (if suitable) and in accordance with the ecologist recommendations, to enhance the site for bird and bat roosting;
- Consider opportunities to include species rich grassland where possible; and
- Have regard to the Leicestershire, Leicester, and Rutland Local Nature Recovery Strategy, dated July 2025, including the Local Habitat Mapping.

*Reason: To enhance the development and biodiversity and safeguard the appearance of the locality in accordance with policies DM7 of the LMWLP and GI5 of the HLP.*

20. The development hereby permitted shall be carried out in strict accordance with the details outlined within the document entitled, 'Arboricultural Impact Assessment: Marigold Farm, Great Bowden', project ref: ES153, dated March 2024.

*Reason: To ensure the existing vegetation on site is protected and minimal disturbance is caused to the root protection areas in accordance with policy DM7 of the LMWLP.*

21. No development shall commence (including demolition, site clearance or construction) until an update to the drawing entitled, 'Vegetation Plan', drawing number 1551-1\_PL\_SP04, dated 29<sup>th</sup> February 2024, incorporating the landscaping requirements outlined by the drawing entitled, 'Welham Road Improvements: Vegetation Clearance Plan', drawing number DR012, revision A, dated 20<sup>th</sup> February 2025, has been submitted to, and approved in writing by, the Waste Planning Authority.

*Reason: To ensure that only the agreed vegetation is removed, to preserve the continuity of amenity afforded by existing trees, shrubs and hedgerows, and to afford protection to protected species in accordance with policies DM7 of the LMWLP and GI5 of the HLP.*

### Lighting

22. No lighting shall be installed at the site until a detailed lighting scheme has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme, which shall then be implemented as approved and maintained thereafter for the duration of the development, shall include, but not be limited to, the following:

- The location, height, type, design, and speciation of all external lighting and associated fittings to be installed at the site;
- Lighting levels, including horizontal and vertical lux plans showing predicted light spill across the site and into surrounding areas;
- Hours of operation for all external lighting, including any security or motion activated lighting;
- Measures to minimise light spill, glare, and sky glow including the use of full cut-off lighting, timers, sensors, and directional shielding; and
- An assessment of the lighting's impacts on nearby residential receptors, local wildlife and ecology, and the character of the surrounding countryside area.

*Reason: To minimise the adverse impact of light generated by the operations on the local environment and to comply with policies DM2 of the LMWLP and GD8 of the HLP.*

### Materials, Design and Finishes

23. No development hereby permitted shall take place, other than site clearance and demolition, until full details of the external materials, finishes and colours to be used in the construction of the plant and buildings outlined within the drawing entitled 'Proposed Site Plan', drawing number 1551-1\_PL\_SP02 Revision D, dated 15<sup>th</sup> July 2025, have been submitted to, and approved in writing by, the Waste Planning Authority. The submitted details should include the type, manufacturer, colour reference and finish of all external surfaces. The development shall thereafter be carried out in full accordance with the approved details and retained as such for the lifetime of the development.

*Reason: To ensure high quality appearance and design in order to minimise the visual impact on the surrounding area in line with policy DM5 of the LMWLP and policy GD8 of the HLP.*

### Dust

24. No part of the development hereby permitted shall be first occupied until a Dust Management Scheme has been submitted to and approved in writing by the Waste Planning Authority. The scheme, which shall be implemented as approved, shall include, but not be limited to, the following:

- Identification of potential dust generating activities during the ongoing operation of the site;
- Site specific dust risk assessment with consideration of meteorological conditions and proximity to sensitive receptors;
- Best practice dust mitigation and suppression measures where required;
- Appropriate methods for the monitoring of dust emissions;
- A mechanism for review; and
- A programme of implementation.

*Reason: To ensure the development does not give rise to unacceptable levels of dust and to minimise the generation and off-site transmission of dust to ensure it does not cause adverse impacts on human health, local amenity, or the environment to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

### Noise

25. No development shall commence on site (including demolition, site clearance or construction), until a scheme setting out further details relating to the noise mitigation measures set out within Section 3.0 of the document entitled 'BS4142:2014+A1:2019 Sound Assessment Report', Document ref. 03776-130101, dated 19<sup>th</sup> December 2023, has been submitted to, and approved in writing, by the Waste Planning Authority.

*Reason: To ensure that the development does not become the source of adverse noise levels in the locality to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

26. No part of the development hereby permitted shall be occupied until such time as the noise attenuation measures included within Drawing No 1551-1\_PL\_SP02 Revision D, titled 'Proposed Site Plan', dated 15<sup>th</sup> July 2025, have been erected.

*Reason: To ensure that the development does not become the source of adverse noise levels in the locality to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

27. Measures shall be taken to ensure that the operations carried out on the site do not give rise to noise nuisance/disturbance in the locality. Such measures shall include:

- the effective silencing and maintenance of all engines, exhausts, machinery, plant and equipment, whether fixed or mobile;
- the location and organisation of on-site operations so as to minimise any noise impact on nearby properties;
- the minimisation, so far as is practicably and legally possible, of the level and penetration of noise emissions from reversing warnings fitted to vehicles; and
- no use of pure tone audible reversing beepers.

*Reason: To ensure that the development does not become the source of adverse noise levels in the locality to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

28. The free field Equivalent Continuous noise level LAeq, 1 hour, received at the noise sensitive receptors Location 1 and Location 2 as outlined within pages 33 and 34 respectively of the Document Ref. 03776-130101, titled 'BS4142:2014+A1:2019 Sound Assessment Report', dated 19<sup>th</sup> December 2023, shall not exceed the following limits: 50dB LAeq for day, 42dB LAeq for night.

*Reason: To ensure that the development does not become the source of adverse noise levels in the locality to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

### Pests

29. No development shall commence on site (including demolition, site clearance or construction), until a Pest Control Management Plan (PCMP) has been submitted to, and approved in writing by, the Waste Planning Authority. The plan, which shall be implemented as approved and maintained for the duration of the development, shall include, but not be limited to, the following:

- Identification of potential pest risks and sources of attraction during site preparation, construction and post-construction stages;
- Preventative measures to minimise the risk of pest attraction and spread;
- Monitoring and inspection protocols;
- Details of pest control methods and contingency measures to be employed in the event of an infestation; and

- A programme of implementation.

*Reason: To prevent nuisance and protect public health in the locality to ensure compliance with policy DM2 of the LMWLP and policy GD8 of the HLP.*

### Archaeology

30. No development shall commence on site (including demolition, site clearance or construction), until the necessary programme of archaeological work has been completed. The programme shall commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a Written Scheme of Investigation (WSI), which has been submitted to, and approved in writing by, the Waste Planning Authority. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

*Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving.*

### Contamination

31. No development (except any demolition permitted by this permission) shall commence on site, or part thereof, until a Risk Based Land Contamination Assessment has been submitted to and approved in writing by the Waste Planning Authority, in order to ensure that the land is fit for use as the development proposes. The Risk Based Land Contamination Assessment shall be carried out in accordance with:

- BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites Code of Practice;
- BS8576:2013 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds (VOCs);
- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings; and
- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.
- Or any documents which supersede these.

Should any unacceptable risks be identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan must

be prepared and submitted to and agreed in writing by the Waste Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of:

- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>; and
- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Or any documents which supersede these.

The Verification Plan shall be prepared in accordance with the requirements of:

- Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010;
- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>;
- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- CIRIA C735, "Good practice on the testing and verification of protection systems for buildings against hazardous ground gases" CIRIA, 2014;
- Or any documents which supersede these.

If, during the course of development, previously unidentified contamination is discovered, development must cease on that part of the site and it must be reported in writing to the Waste Planning Authority within 10 working days. Prior to the recommencement of development on that part of the site, a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) must be submitted to and approved in writing by the Waste Planning Authority. Thereafter, the developments shall be implemented in accordance with the approved details and retained as such in perpetuity.

*Reason: To ensure that the land is fit for purpose and to accord with the aims and objectives of Policy GD8 (n) of the HLP, and paragraphs 187(f), 196(a and c), and 197 of the NPPF.*

32. Prior to occupation of the completed development, or part thereof, Either:

- a) If no remediation was required by Condition 30, a statement from the developer or an approved agent confirming that no previously identified contamination was discovered during the course of development, or part thereof, should be received and approved in writing by the Waste Planning Authority, or
- b) A Verification Investigation shall be undertaken in line with the agreed Verification Plan for any works outlined in the Remedial Scheme and a report showing the findings of the Verification Investigation relevant to the whole development, or part thereof, shall be submitted to and approved in writing by the Waste Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed use;
- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the Remedial Scheme have been completed.

*Reason: To ensure that the land is fit for purpose and to accord with the aims and objectives of Policy GD8 (n) of the HLP, and paragraphs 187(f), 196(a and c), and 197 of the NPPF.*

### Ecology

33. The development hereby approved shall be implemented in strict accordance with the measures stated in Section 4.4 (Bat Survey/Avoidance/Mitigation/Enhancement Measures) and 5.4 (Reptile Avoidance/Mitigation/Enhancement Measures) of the Bat and Reptile Survey Report (ESL, August 2024). Photographs of the installed bird and bat boxes shall be provided in order to discharge this condition.

*Reason: To ensure the protection and enhancement of biodiversity in accordance with policy DM7 of the LMWLP.*

34. No development shall take place (including ground works and vegetation clearance) until a Biodiversity Offsetting Management Plan (BOMP) has been submitted to, and approved in writing by, the Waste Planning Authority. The BOMP is to be based on the Biodiversity Net Gain Assessment undertaken by ESL Ecological Services (July 2024) and is to provide measurable biodiversity net gain on the reported loss. The plan shall include the following details:

- Description and location plan of the area to be used for off-setting;
- Description and evaluation of the features to be managed/created;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Work schedule;
- Seed mixes/species to be sown/planted;
- Ongoing monitoring and remedial measures;
- Regard for the Leicestershire, Leicester, and Rutland Local Nature Recovery Strategy, dated July 2025, including the Local Habitat Mapping; and
- Details on the mechanism by which this plan is to be legally secured for a period of 30 years.

The plan shall be supported by a BNG metric calculation using the latest DEFRA version of the metric. The approved plan shall be implemented in accordance with the approved details.

*Reason: To ensure the development delivers measurable biodiversity net gain to compensate for biodiversity losses arising from the proposal, and to secure the long term management and enhancement of off-site habitat in accordance with policy DM7 of the LMWLP and policy GI5 of the HLP.*

35. No development shall commence on site (including demolition, site clearance or construction) until a targeted ecological surveys have been undertaken on-site to establish the presence, or likely absence, of Palmate Newt and species forming part of the Rare Plants Gene Bank Assemblage as outlined within the Leicestershire, Leicester, and Rutland Local Nature Recovery Strategy, dated July 2025. The surveys shall be carried out by a suitably qualified ecologist and submitted in a written report to the Waste Planning Authority for its prior written approval.

If the survey confirms the presence of either species or associated habitats, a detailed Mitigation Strategy shall be submitted to, and approved in writing by, the Waste Planning Authority prior to the commencement of development. The strategy shall include measures to avoid, mitigate, and where necessary, compensate for any adverse impacts. The approved Mitigation Strategy shall be implemented in full accordance with the agreed details prior to and through the affected phases of development.

*Reason: To ensure the protection and enhancement of priority species in accordance with policy DM7 of the LMWLP and policy GI5 of the HLP.*

### Flood Risk and Drainage

36. No development shall commence on site (including demolition, site clearance or construction) until a surface water drainage scheme has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall include: the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations. Full details for the drainage proposal should be supplied including, but not limited to:

- Construction details;
- Cross sections;
- Long sections;
- Headwall details;
- Pipe protection details (e.g. trash screens); and
- Full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change

return periods with results ideally showing critical details only for each return period.

The development must be carried out in accordance with these approved details and completed prior to first occupation.

*Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.*

37. No development shall commence on site (including demolition, site clearance and construction) until details in relation to the management of surface water on site during construction of the development have been submitted to, and approved in writing by, the Waste Planning Authority. Details shall demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. The construction of the development must be carried out in accordance with these approved details.

*Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.*

38. Prior to first use of the development approved by this planning permission, details in relation to the long-term maintenance of the surface water drainage system within the development shall be submitted to, and approved in writing by, the Waste Planning Authority. Details of the surface water maintenance plan shall include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system, this shall also include procedures that must be implemented in the event of pollution incidents. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

*Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.*

### Complaints

39. The site operator shall maintain a complaints log for the site from the commencement of development outlined by Condition 2 of this permission, and throughout the duration of the development. The log shall record all complaints received relating to highways and traffic, noise, odour, lighting, dust, pests, or any other issue associated with the development. Each complaint entry shall include the following:

- Date and time of the complaint;
- Nature of the complaint including the issue raised;
- Name and contact details of the complainant if provided;

- Actions taken by the operator to investigate and resolve the issue; and
- Outcomes of the investigation and any remedial action taken.

The operator shall notify the Waste Planning Authority in writing of any complaint received within five working days, including a summary of the issue and proposed or completed actions. The log shall be made available for inspection by the Waste Planning Authority within 24 hours of a request made.

*Reason: To ensure that any issues arising from the operation of the site are appropriately recorded, addressed, and monitored to prevent adverse impact on the local environment and residential amenity in accordance with policy DM2 of the LMWLP.*

## Notes to the Applicant

### Highways

1. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>.
2. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.
3. Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
4. If there are any Public Rights of Way which the applicant considers impracticable to retain on their existing lines, a separate application for diversion is required. It should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
5. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to [networkmanagement@leics.gov.uk](mailto:networkmanagement@leics.gov.uk) at least 12 weeks before the temporary diversion is required.
6. Public Rights of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
7. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
8. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.

### Landscape

9. Any vegetation removal should be undertaken to avoid the bird nesting season (March to Sept) unless an appropriately qualified ecologist has surveyed the trees and confirmed the absence of breeding birds.
10. If construction works are carried out near an existing hedgerow which is to be retained, a 5-10 m buffer (hedge protection) zone alongside the hedge should be maintained wherever possible or at least one metre from the spread of the hedge and reinforced by erecting a temporary fence for the duration of the works. There should be no access, storage of materials, ground disturbance, burning or contamination within this buffer zone.

#### Archaeology

11. The Written Scheme of Investigation (WSI) must be prepared by a suitable archaeological contractor. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.
12. The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

#### Ecology

13. Slow-worm, common lizard, adder and grass snake are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to deliberately kill, injure or take slow-worm, common lizard, adder or grass snake. As such, care should be taken to avoid impacting reptiles during the development.
14. All excavations should be covered at night to avoid the accidental trapping of badgers and other terrestrial mammals, such as hedgehogs. It is further advised that the site is subjected to a pre-works inspection for badger activity in advance of any ground-penetrating activities.

#### Environment Agency

15. The proposed anaerobic digestion plant will require a permit under Schedule 1, Section 5.4 of the Environmental Permitting Regulations (England and Wales) 2016. The Environment Agency will consider the following areas of potential harm when assessing the permit:
  - Techniques for pollution control including in process controls, emission control, management, waste feedstock and digestate, energy, accidents, noise and monitoring
  - Emission benchmarks for combustion products, temperature and pH
  - Air quality impact assessment, including odour and Habitats Regulations Assessment
16. The Environment Agency advises that all building work should be in compliance with best working practices and in particular Government guidance on 'Construction, inspection and maintenance' [www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance](http://www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance). You are advised to contact the Environment Agency to arrange a site meeting to agree

necessary measures to prevent pollution of the water environment during the construction phase of the development. The Environment Agency can carry out pollution prevention visits. Please contact [EastMidWaterQuality@environment-agency.gov.uk](mailto:EastMidWaterQuality@environment-agency.gov.uk) for further information and advice.

#### National Grid Electricity Transmission

17. Profile drawings outlining the height clearance considerations when travelling beneath National Grid lines and guidelines to be followed when carrying out works were included within National Grid Electricity Transmission's consultee response dated 24<sup>th</sup> January 2024.

#### Public Sewers

18. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at [www.stwater.co.uk](http://www.stwater.co.uk) or by contacting Severn Trent Water New Connections Team (01332 683369).
19. Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).

#### Hazardous Substances

20. The proposed development may involve the presence, use, or storage of hazardous substances, including carbon dioxide, in quantities that could trigger the need for separate consent under the Planning (Hazardous Substances) Regulations 2015.
21. Where substances are held above the relevant controlled quantities, a separate Hazardous Substances Consent must be obtained before such substances are present on site. It is the responsibility of the operator to ensure that any activities requiring Hazardous Substances Consent are identified and the appropriate consent obtained. The applicant is encouraged to consult the Health and Safety Executive (HSE) and review the relevant guidance on the need for Hazardous Substances Consent prior to commencing operations.

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