

**APPENDIX A****Conditions**

1. The development hereby permitted shall be deemed to commence from the date of this permission.

**Reason:** For the avoidance of doubt and in accordance with Section 91 of the Town and Country Planning Act 1990

2. Unless otherwise required by this permission the development shall be carried out in accordance with the following details:

- Drawing No. GPP/MR/S/25/01 'Site Location Plan' Rev 1 - Dated 03/02/25;
- Drawing No. GPP/MR/S/25/02 'Site Layout Plan' Rev 1 - Dated 03/02/25
- Drawing No. GPP/MR/S/25/03 'Visibility Splays Plan' Rev 2 - Dated 16/04/25;
- Planning Statement, Ref. M021-01, Dated February 2025
- Transport Statement, Ref. PN/0407/24/25, Dated February 2025

**Reason:** *For the avoidance of doubt and to ensure a satisfactory form of development.*

3. The landscape bunds to the north, east and south of the composting area, denoted by a green hatched area, on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25, shall be retained and maintained as constructed for the lifetime of the development

**Reason:** *In the interests of visual amenity and to ensure a satisfactory form of development in accordance with policies DM2 and DM5 of the LMWLP.*

4. Compostable materials and clean hardcore shall only be stored within the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25. Incidental arisings of non-compostable materials (not hardcore) shall be placed in an enclosed container prior to their removal from the site.

**Reason:** *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

5. No containers or skips shall be stored in the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' other than the enclosed container referred to in condition 4.

**Reason:** *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policies DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

6. A maximum of 5000 tonnes per annum of composted material may be sold to commercial operators and there shall be no public sales of compost material at any time. Records of sales shall be made available to the Waste Planning Authority within five working days of such a request being made. All records shall be kept on site for at least 12 months.

**Reason:** *In the interests of highway safety and the amenity of nearby residents in accordance with policies DM2 & DM9 of the LMWLP and policy DM17 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

7. At all times, the volume of compost materials being processed on site shall not exceed 4000 cubic metres and the volume of wood waste (natural/untreated) on site shall not exceed 1500 cubic metres. The hardcore stockpile shall not exceed 500 cubic metres. No stockpiles shall exceed 3 metres in height when measured from adjacent ground levels.

**Reason:** *To ensure the stockpiles do not impact on the amenities of the local area and nearby residents, in accordance with policies W6, DM2 and DM5 of the LMWLP.*

8. No deliveries of compostable materials, hardcore materials, or shredding of such materials shall take place except between the hours of 07.00 to 18.00 Monday to Friday; and 08.00 and 16.30 on Saturday.

Only deliveries of green waste arising under the Environmental Protection Act 1990 Section 51(1)(b) shall take place on Sundays or Bank or Public Holidays between the hours of 08:00 to 17:00.

There shall be no shredding or treatment of green waste before 08.00 Monday to Saturday and at no time on Sundays, Public or Bank Holidays.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

9. Any deliveries which need to be dealt with outside the specified hours must be treated as emergency cases only and notified to the Waste Planning Authority within 48 hours of the occurrence together with details of the reasons why it was necessary.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

10. In the event of any complaint, relating to noise, dust, odour, vermin or illumination emanating from the site and considered to be reasonable by the Waste Planning Authority a scheme of mitigating measures shall be submitted to the Waste Planning Authority for written approval within two weeks of the complaint occurring. The scheme of measures shall seek to minimise the effects of the nuisance and mitigate the offending circumstances. The scheme of measures shall be implemented within 7 days following written approval.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

11. In the event of the approved scheme of measures agreed under condition 10 above, failing to address the effects of the nuisance to the satisfaction of the Waste Planning Authority then the operation hereby approved shall cease. Re-commencement of operations shall then only occur once it can be demonstrated that it can be done to the satisfaction of the Waste Planning Authority.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

12. All compostable heaps must be situated on an impermeable surface with suitable drainage to a collection container.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

13. Any contaminated effluent from the composting operation shall be collected in a sealed system.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

14. No windrows shall be turned on site if the wind is blowing towards Sibson from within the arc between 60° and 120° as set out on the drawing submitted with the letter dated 23rd January 2001 from M.E and A.A Caton. A diary shall be maintained on site recording the weather information for each day. This information will be made available to the Waste Planning Authority upon 7 days of such a request.

**Reason:** *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

This page is intentionally left blank