

PCP20 13

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DEVELOPMENT CORPORATION

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Application No. TDC/94/065

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Orders 1995

PERMISSION TO DEVELOP SUBJECT TO CONDITIONS

Application submitted by:

Acting on behalf of:

David Kitchen Associates
The Ridings
Wynyard Road
Wolviston

H J Banks and Company Ltd
Inkerman Road
Tow Law
Bishop Auckland

The Teesside Development Corporation as the Local Planning Authority **HEREBY PERMIT** the development proposed by you in your application received on 16 May 1994 namely Development of a waste disposal site and ancillary operations at former British Steel Site, Port Clarence, Stockton and shown on the accompanying plans subject to due compliance with the Building Regulations and general statutory provisions in force in the district, and subject to the conditions specified hereunder:

- 1 The development hereby permitted shall be begun within 5 years of the date of this permission.
- 2 The permission hereby granted authorises the use of the site for waste disposal for a period of 16 years from and excluding the date of commencement of the deposit of waste on the site.
- 3 Insofar as there is consistency with the conditions attached to this permission the development hereby permitted shall be carried out in accordance with the application details and Environment Statement submitted on 6 May 1994 as amended or modified by subsequent correspondence and plans and/or with other details as may be subsequently approved in writing by the Local Planning Authority.
- 4 The development hereby permitted shall not be begun until groundwater and surface monitoring points have been established in the approximate locations indicated on plan number HJB/246/30 and a scheme for the monitoring of levels and testing of both groundwater and surface waters has been submitted and approved in writing by the Local Planning Authority and all monitoring and testing shall be carried out in accordance with that scheme.
- 5 At least 21 days notice of the date of commencement of the development shall be given in writing to the Local Planning Authority.

TEES+SIDE

DEVELOPMENT CORPORATION

6 The date of commencement of disposal of waste on the site shall be notified to the Local Planning Authority within 7 days of commencement.

7 No operations authorised by this permission except for such preliminary works as may be approved of in writing by the Local Planning Authority shall take place until such time as the new access has been provided in accordance with a scheme shown on deposited Plan 94/180/101 (or as amended with the approval in writing of the Local Planning Authority).

8 On completion of the new access all vehicular access shall be via the new access unless agreed otherwise in writing with the Local Planning Authority.

9 Prior to the commencement of development signs shall be erected and maintained for the duration of the development at the exit to the site requiring heavy goods vehicles to use the A178 north bound on leaving the site.

10 Precautions including the provision of vehicle wheel cleaning facilities approved by the Local Planning Authority shall be taken and maintained to ensure all vehicles leaving the site area in a clean condition so that no dirt and/or mud is deposited on the public highway.

11 The hours for deposit of waste at the site shall be between 0715 and 1800 hrs Monday - Friday and 0745 hrs and 1300 hrs on Saturday with no waste being deposited on Sundays or Bank Holidays except with the prior approval in writing of the Local Planning Authority or in an emergency; details of which shall be notified to the Local Planning Authority within 5 working days thereafter.

12 With the exception of environmental monitoring and control any maintenance of on-site plant equipment shall only take place between 0715 and 1800 hours Monday to Saturday or at other times with the prior written approval of the Local Planning Authority.

13 Any equipment used for flaring landfill gas shall be noise insulated and operated in accordance with a scheme approved in writing by the Local Planning Authority.

14 All facilities for the storage of oil, fuel and chemicals must be sited on impervious bases surrounded by imperious bund walls. The size of the bunded compound shall be equivalent to 110% of the capacity of the tank(s) therein. All infilling points, vents and site glasses must be located within the bund. Any drain through the bund floor or wall must be secured.

15 Prior to any waste materials being brought onto the site, details of an oil interceptor to be installed for the pre-treatment of run off from surfaced roads, hard-standing areas and any wheel wash facility shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details.

16 Before any disposal of waste on the site, a scheme or schemes shall be submitted for approval in writing by the Local Planning Authority in respect of the design and location of all

TEES/SIDE

DEVELOPMENT CORPORATION

buildings, structures and fixed plant and illumination required on site in connection with the development and these shall be carried out or provided in accordance with the scheme or schemes.

17 The area outlined in blue on Plan HJB/246/25c shall be fenced prior to the disposal of waste on the site.

18 Prior to commencement of any site drainage works a scheme for the protection and preservation of the water conservation area in the north west corner of the site shall be submitted to the Local Planning Authority for written approval and those works shall be carried out and maintained in accordance with the approved scheme.

19 A comprehensive survey of each phase of the development identifying features of ecological and conservation interest and value shall be undertaken and details submitted to the Local Planning Authority prior to the commencement of each phase referred to on plan HJB/246/05c or as amended with the approval in writing of the Local Planning Authority.

20 The first phase of the restoration of the site shall be undertaken in accordance with plans HJB/246/08d and HJB/246/25c unless modified by the agreement of the Local Planning Authority in writing. No operations shall be commenced on the other Development phases referred to on plan HJB/246/05c or as amended with the approval in writing of the Local Planning Authority until a detailed scheme for the landscaping and progressive restoration for each phase of the site has been submitted to the Local Planning Authority for approval and the landscaping and restoration shall be undertaken in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority. The detailed scheme shall take into account the results of the survey required by condition 19. The scheme shall, amongst other matters, include provided for:-

- 20.1 The progressive implementation of habitat management, relocation and creation measures which on completion shall provide for:-
- 20.1.1 Five hectares of open water
 - 20.1.2 Two hectares of aquatic marginal vegetation - to include common reed, rushes reedmace, sea club rush
 - 20.1.3 Four hectares of scrub - to include hawthorn, goat willow, birch elder
 - 20.1.4 Two hectares of wet meadow to be restored with topsoil subsoil or other suitable materials from the site or suitable imported topsoil subsoils or soil making materials supplemented with a native grass and herb mix
 - 20.1.5 the remainder of the site is to be restored with a substrate designed to promote nature conservation objectives and the use of acceptable on-site materials where available (for example basic slag) - to provide dominant areas of ruderal grassland with a surface

TEES SIDE

DEVELOPMENT CORPORATION

topography of small hollows (no greater than 1.5 metres in depth)
and associated banks and ridges

20.1.6 Surface water drainage measures for the restored landform.

21 Completion of the restoration of the site in accordance with condition 20 shall be within 24 months of the cessation of the waste disposal operations as specified in condition 2 or as otherwise agreed in writing by the Local Planning Authority.

22 Following completion of restoration all buildings and fixed plant above the surface of the site shall be removed apart from any buildings and fixed plant which are required to be retained in connection with aftercare, monitoring, control, recycling and use of leachate or landfill gas or, with the written approval of the Local Planning Authority, for amenity or conservation purposes.

23 An aftercare scheme requiring such steps as may be necessary to bring the land to the required standard for nature conservation use, or such other use as may be agreed with the Local Planning Authority, shall be submitted for the approval of the Local Planning Authority no later than 3 years after the commencement of the disposal of waste on the site or upon capping of the first cell to be filled, whichever is the soonest.



24 Aftercare of each restored phase of the site shall be carried out in accordance with the aftercare scheme for a period of 5 years unless otherwise agreed with the Local Planning Authority.

25 Unless otherwise agreed in writing with the Local Planning Authority, no dewatering shall take place within the site until information has been obtained over a period of 12 months from the monitoring undertaken in accordance with condition 4 to establish the groundwater levels.

26 No excavation below prevailing groundwater levels as established under condition 25 and no dewatering shall take place within the site except and in accordance with a scheme submitted to and approved in writing by the Local Planning Authority including proposals for:-

- 26.1 the nature and duration of monitoring required both on and off site to assess and control the effects of excavation and/or dewatering
- 26.2 the measures required to be taken if the monitoring indicates that the level of groundwater and the level of surface waters are being lowered or have been lowered during or following excavation and/or dewatering operations within the site.

27 The development hereby approved shall be carried out in accordance with the amended plans nos. as follows -

 HJB/246/1a
 HJB/246/2b

- Location Plan
- Existing Features

TEES SIDE

DEVELOPMENT CORPORATION

- 16 To reserve the rights of the Local Planning Authority with regard to these matters.
- 17 To provide adequate on site security.
- 18 To ensure adequate drainage works are in place to protect the water conservation area in the north western corner of the site.
- 19 To ensure that the ecological and conservation interests within the site are adequately defined and protected.
- 20 The Planning Authority is dedicated to the improvement of the visual amenity, ecological and conservation interest of the environment within the Urban Development Area and landscaping and restoration works as part of an approved scheme has an important part to play in achieving this objective.
- 21 To ensure restoration works are completed within a reasonable timescale on cessation of the operation of the site.
- 22 In the interest of the visual amenity of the site.
- 23 In the interests visual amenity and of enhancing the ecological and conservation potential of of the site.
- 24 To ensure all landscaping/restoration works are adequately maintained.
- 25 and 26 To ensure adequate ground water levels are maintained in order to protect the conservation interest of the area.
- 27 To define the permission so as to ensure that there is no misunderstanding as to what constitutes this approval.

Dated 13 day of September 1996



S.C. Evans
Chief Planning Officer