

Appendix A: Recommended Updates to Conditions

	Column 1 Current Condition Wording (11/20000/AWD)	Column 2 Proposed Condition Wording/Comments																																												
1	<p>The development hereby permitted shall commence no later than three years from the date of this planning permission. Not more than seven days prior to the date of commencement, written notification of the date of commencement shall be provided to the County Planning Authority</p> <p>Reason: In accordance with the Town and Country Planning Act 1990.</p>	<p>Condition no longer required as the development has commenced.</p> <p>Recommendation: Delete</p>																																												
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans.</p> <table border="0" data-bbox="248 798 1016 1372"> <tr> <td>Application site</td> <td>GR1/1</td> </tr> <tr> <td>Long Sections</td> <td>GR3/8B & GR3/9B</td> </tr> <tr> <td>Master Plan</td> <td>GR3/1B</td> </tr> <tr> <td>Pre-settlement Restoration Contours</td> <td>GR3/6A</td> </tr> <tr> <td>Post-Settlement Restoration Contours</td> <td>GR3/5A</td> </tr> <tr> <td>Cross sections</td> <td>GR3/7A</td> </tr> <tr> <td>Rights of Way proposals</td> <td>GR7/25A</td> </tr> <tr> <td>Rights of Way alongside railway</td> <td>GR7/26</td> </tr> <tr> <td>Layout Plan</td> <td>15737/A0/P/0101 Rev D</td> </tr> <tr> <td>EfW External Works</td> <td>15737/A0/P0102 Rev D</td> </tr> <tr> <td>Building Layout</td> <td>15737/A0/P/0105 Rev C</td> </tr> <tr> <td>Building Layout</td> <td>15737/A0/P/0106</td> </tr> </table>	Application site	GR1/1	Long Sections	GR3/8B & GR3/9B	Master Plan	GR3/1B	Pre-settlement Restoration Contours	GR3/6A	Post-Settlement Restoration Contours	GR3/5A	Cross sections	GR3/7A	Rights of Way proposals	GR7/25A	Rights of Way alongside railway	GR7/26	Layout Plan	15737/A0/P/0101 Rev D	EfW External Works	15737/A0/P0102 Rev D	Building Layout	15737/A0/P/0105 Rev C	Building Layout	15737/A0/P/0106	<p>Recommendation: Update drawings as follows to reflect Non-Material Amendment permissions.</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans.</p> <table border="0" data-bbox="1023 798 1818 1372"> <tr> <td>Application site</td> <td>GR1/1</td> </tr> <tr> <td>Long Sections</td> <td>GR3/8B & GR3/9B</td> </tr> <tr> <td>Master Plan</td> <td>GR3/1B</td> </tr> <tr> <td>Pre-settlement Restoration Contours</td> <td>GR3/6A</td> </tr> <tr> <td>Post-Settlement Restoration Contours</td> <td>GR3/5A</td> </tr> <tr> <td>Cross sections</td> <td>GR3/7A</td> </tr> <tr> <td>Rights of Way proposals</td> <td>GR7/25A</td> </tr> <tr> <td>Rights of Way alongside railway</td> <td>GR7/26</td> </tr> <tr> <td>Layout Plan</td> <td>15737/A0/P/0101 Rev E</td> </tr> <tr> <td>Site Plan</td> <td>P-3144_00000001_6.0</td> </tr> </table>	Application site	GR1/1	Long Sections	GR3/8B & GR3/9B	Master Plan	GR3/1B	Pre-settlement Restoration Contours	GR3/6A	Post-Settlement Restoration Contours	GR3/5A	Cross sections	GR3/7A	Rights of Way proposals	GR7/25A	Rights of Way alongside railway	GR7/26	Layout Plan	15737/A0/P/0101 Rev E	Site Plan	P-3144_00000001_6.0
Application site	GR1/1																																													
Long Sections	GR3/8B & GR3/9B																																													
Master Plan	GR3/1B																																													
Pre-settlement Restoration Contours	GR3/6A																																													
Post-Settlement Restoration Contours	GR3/5A																																													
Cross sections	GR3/7A																																													
Rights of Way proposals	GR7/25A																																													
Rights of Way alongside railway	GR7/26																																													
Layout Plan	15737/A0/P/0101 Rev D																																													
EfW External Works	15737/A0/P0102 Rev D																																													
Building Layout	15737/A0/P/0105 Rev C																																													
Building Layout	15737/A0/P/0106																																													
Application site	GR1/1																																													
Long Sections	GR3/8B & GR3/9B																																													
Master Plan	GR3/1B																																													
Pre-settlement Restoration Contours	GR3/6A																																													
Post-Settlement Restoration Contours	GR3/5A																																													
Cross sections	GR3/7A																																													
Rights of Way proposals	GR7/25A																																													
Rights of Way alongside railway	GR7/26																																													
Layout Plan	15737/A0/P/0101 Rev E																																													
Site Plan	P-3144_00000001_6.0																																													

Building Layout	Rev C 15737/A0/P/0107
Building Layout	Rev C 15737/A0/P/0108
Building Layout	Rev C 15737/A0/P/0109
IBA Treatment Building Layout/Sections	Rev C 15737/A0/P/0115
IBA Treatment Building Elevations	Rev C 15737/A0/P/0116
Offices and Visitor Centre	Rev C 15737/A0/P/0118
EfW Building SW Elevation	Rev D 15737/A0/P/0120
EfW Building NE Elevation	Rev C 15737/A0/P/0121
EfW Building SE & NW Elevation	Rev C 15737/A0/P/0122
Gatehouse Plans and Elevations	Rev E 15737/A0/P/0180
Cycle Shelter	Rev C 15737/A0/P/0184
HV/LV Floor Plan and Elevations	Rev A 15737/A1/P/0185
Sprinkler Tanks	15737/A2/P/0190
MMU	15737/A1/P/0187
EfW Building IBA Conveyor Details	15737/A1/P/0191
Passing Bay Detail	7493/C/CR/200/R ev P05
Access Drawing Layout	7493/C/CR/210/R ev P04
Access Road Layout Plan 1	7493/C/CR/211/R ev P06
Access Road Layout Plan 2	7493/C/CR/212/R ev P06

Building Layout	15737/A0/P/0105 Rev C
Building Layout	15737/A0/P/0106 Rev C
Building Layout	15737/A0/P/0107 Rev C
Building Layout	15737/A0/P/0108 Rev C
Building Layout	15737/A0/P/0109 Rev C
IBA Treatment Building Layout/Sections	15737/A0/P/0115 Rev C
IBA Treatment Building Elevations	15737/A0/P/0116 Rev C
Offices and Visitor Centre	15737/A0/P/0118 Rev D
EfW Building SW Elevation	P- 3144_00000303_12. 0
EfW Building NE Elevation	P- 3144_00000304_11. 0
EfW Building SE & NW Elevation	P- 3144_00000305_11. 0
Gatehouse Plans and Elevations	P- 3144_00000020_7.0
Cycle Shelter	15737/A0/P/0184
HV/LV Building	P- 3144_00000027_13. 0
Fire Protection Pump and Tank Layout	P- 3144_00004907_6.0
Switchgear Substation Plan and Elevations	P506(02)-25-01-A

Access Road Layout Plan 3	7493/C/CR/213/Rev P06	EfW Building IBA Conveyor Details	15737/A1/P/0191
Access Road Layout Plan 4	7493/C/CE/214/Rev P06	Passing Bay Detail	7493/C/CR/200/Rev P05
Access Road Layout Plan 5	7493/C/CR/215/Rev P06	Access Drawing Layout	7493/C/CR/210/Rev P04
Access Road Layout Plan 6	7493/C/CR/216/Rev P06	Access Road Layout Plan 1	7493/C/CR/211/Rev P06
Access Road Layout Plan 7	7493/C/CR/217/Rev P07	Access Road Layout Plan 2	7493/C/CR/212/Rev P06
Access Road Layout Plan 8	7493/C/CR/218/Rev P06	Access Road Layout Plan 3	7493/C/CR/213/Rev P06
Access Road Layout Plan 9	7493/C/CR/219/Rev P06	Access Road Layout Plan 4	7493/C/CE/214/Rev P06
Access Road Layout Plan 10	7493/C/CR/220/Rev P06	Access Road Layout Plan 5	7493/C/CR/215/Rev P06
Access Road Layout Plan 11	7493/C/CR/221/Rev P06	Access Road Layout Plan 6	7493/C/CR/216/Rev P06
Access Road Layout Plan 12	7493/C/CR/222/Rev P07	Access Road Layout Plan 7	7493/C/CR/217/Rev P07
A41 Roundabout Layout	7493/C/CR/A41/500/P06	Access Road Layout Plan 8	7493/C/CR/218/Rev P06
Section Through Access Road 1	7493/C/CR/600/Rev P09	Access Road Layout Plan 9	7493/C/CR/219/Rev P06
Section Through Access Road 2	7493/C/CR/601/Rev P04	Access Road Layout Plan 10	7493/C/CR/220/Rev P06
Section Through Access Road 3	7493/C/CR/602/Rev P04	Access Road Layout Plan 11	7493/C/CR/221/Rev P06
Reason: To define the permission.		Access Road Layout Plan 12	7493/C/CR/222/Rev P07
		A41 Roundabout Layout	7493/C/CR/A41/500/P06
		Section Through Access Road 1	7493/C/CR/600/Rev P09
		Section Through Access Road 2	7493/C/CR/601/Rev P04

		Section Through Access Road 3 7493/C/CR/602/Rev P04
		Reason: To define the permission.
3	<p>The development shall not commence until details of the materials to be used in the construction of the Energy from Waste facility and all other buildings and fixed plant and their colours have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development is visually acceptable in accordance with Policies 17 and 18 of the MWLP and the provisions of Paragraph 58 of the National Planning Policy Framework 2012 (NPPF).</p>	<p>Recommendation: Update as follows to reflect approved materials</p> <p>The Energy from Waste facility and all other buildings and fixed plant shall not be constructed other than with materials and of colours as approved in writing on 29th August 2012 pursuant to application AOC/11/20000/AWD or otherwise as have first been submitted to and approved in writing by the County Planning Authority.</p>
4	<p>No part of the development including the proposed access road (the disused railway line) shall take place until the Ecological Management Plan (EMP), submitted as Appendix 7 G-4: Ecological Management Plan ref 408.00197.00780 and produced by SLR dated August 2011, has been reviewed and updated and the amended document has been submitted to and approved in writing by the County Planning Authority. The Ecological Management Plan as submitted shall include:- (NB. Multiple inclusions listed on planning permission)</p> <p>The scheme has approved by the Council shall be adhered to throughout the construction and operation of the plant hereby approved.</p> <p>Reason: To ensure the adequate protection of species important for the nature conservation and their habitats in accordance with Policies 24 and 33 of the MWLP and the</p>	<p>Recommendation: Update as follows to reflect approved EMP</p> <p>The development shall not be constructed or operated other than in complete accordance with the Ecological Management Plan (EMP) as approved in writing by the County Council on 29th August 2012 pursuant to application AOC/11/20000/AWD when read in conjunction with any annual or other review documents that have subsequently been approved in writing by the County Planning Authority pursuant to condition TBC of this consent.</p> <p><i>NB The condition referred to as TBC is condition 7 of 11/20000/AWD (Column 1) as amended and re-numbered.</i></p>

	provisions of Paragraphs 109 and 118 of the NPPF.	
5	<p>Vegetation clearance including areas to be used for storage of materials, access and site compounds shall be undertaken outside of the breeding bird season (between 1 October and 28 February), or shall only be undertaken under the supervision of an ecologist approved by the County Planning Authority. If any breeding birds are encountered, works must be postponed until the young have fledged. Cleared areas should be managed to prevent re-growth of vegetation.</p> <p>Reason: To minimise the disruption to wildlife in accordance with Policy 33 of the MWLP and the provisions of Paragraph 109 of the NPPF.</p>	Recommendation: Retain condition with no changes
6	<p>No works associated with the proposed new access as indicated on plan Reference 7493/C/CR/210/Rev P04 (The New Access) shall take place on the line of the disused railway, until the membership and Terms of reference of the proposed Greatmoor Biodiversity Partnership have been submitted to and approved in writing. The partnership shall include the operator and its ecologist; representatives of the County and District Planning Authorities, Natural England and local ecological stakeholder organisations and shall be operated in accordance with the proposals contained in the Ecological Management Plan.</p> <p>Reason: To monitor and advise the County Council on the implementation of the Ecological Management Plan and to accord with Policy 33 of the MWLP and the provisions of Paragraph 109 of the NPPF.</p>	Recommendation: Combine with current condition 7 as outlined below.
7	The Ecological Management Plan shall be reviewed	Recommendation: Update as follows to assist with

	<p>annually in consultation with the Greatmoor Biodiversity Partnership and the revised details shall be submitted to the County Planning Authority for approval in writing by 31st January each year throughout the operational life of the EfW plant. All subsequent ecological management works on site shall be undertaken in accordance with the latest approved version of the Ecological Management Plan.</p> <p>Reason: To ensure the protection of species of important nature conservation interest and enhancement of their habitats and to accord with Policies 24 and 33 of the MWLP and the provisions of Paragraph 109 of the NPPF.</p>	<p>compliance monitoring</p> <p>The Ecological Management Plan (EMP) referred to in condition TBC of this planning consent shall be reviewed annually in consultation with the Greatmoor Biodiversity Partnership to ascertain its ongoing effectiveness. In the event that the annual review identifies the need for changes to be made to the EMP in order to maintain its effectiveness; an updated EMP shall be produced. The outcome of the annual review, including an updated EMP where required, shall be submitted to and approved in writing by the County Planning Authority by 31st January each calendar year throughout the operational life of the EfW plant. The EMP shall thereafter be implemented in accordance with the latest approved version. For the avoidance of doubt, the Terms of Reference and membership of the Greatmoor Biodiversity Partnership shall be as approved in writing by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/20000/AWD(2).</p> <p><i>NB The condition referred to as TBC is condition 4 of 11/20000/AWD (Column 1) as amended and re-numbered.</i></p>
8	<p>No part of the development shall commence until a detailed landscape planting scheme has been submitted to and approved in writing by the County Planning Authority based on the measures identified on the Restoration Master Plan (GR3/18) including the planting of hedgerows and orchards to restore the historic agricultural setting of Lower Greatmoor Farmhouse. The detailed landscape planting scheme shall be carried out in accordance with the approved details and timescales contain therein.</p>	<p>Recommendation: Update as follows to reflect approved landscape planting scheme</p> <p>The development shall not be undertaken other in complete accordance with the detailed landscape planting scheme as approved in writing by the County Planning Authority on 29th August 2012 pursuant to application AOC/11/20000/AWD.</p>

	<p>Reason: To mitigate the effects of the development on the surrounding landscape and to preserve, as far as possible, the setting of the listed building to accord with Policies 24 and 31 of the MWLP, Policy GP.38 of the Aylesbury Vale District Local Plan, January 2004 (AVDLP) and the provisions of Paragraph 109 of the NPPF.</p>	
9	<p>Infilling of Pit 6 as defined on Plan No GR3/6A submitted with the application (Pit 6) shall not commence until a phased landscape restoration plan based on further future projections and assessments of landscape and visual impact has been submitted to and approved in writing by the County Planning Authority. The plan, as approved in writing shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that the planting is undertaken at acceptable densities using appropriate species in accordance with Policy 31 of the MWLP</p>	<p>Recommendation: Update as follows to reflect approved landscape restoration plan</p> <p>Infilling of Pit 6 as defined on Plan No GR3/6A shall be restored in complete accordance with the landscape restoration plan as approved in writing by the County Planning Authority on 1st June 2017 pursuant to application AOC/0070/2016.</p>
10	<p>No part of the development shall commence until a detailed arboriculture survey of the proposed new access road as detailed on Plan ref 7493/C/CR/210/RevP04 (New Access Road) has been submitted to and approved in writing by the County Planning Authority.</p> <p>Reason: To ensure that existing trees, not directly affected by the development, will be afforded protection in accordance with Policy 31 of the MWLP and Policy GP.39 of the AVDLP.</p>	<p>Recommendation: Update as follows and combine with existing condition 11 to reflect approved arboriculture survey and tree protection plan</p> <p>Trees shall be protected and maintained, for the lifetime of the EfW facility, in complete accordance with the detailed arboriculture survey and tree protection details as approved in writing by the County Planning Authority on 16th November 2012 pursuant to application AOC/11/20000/AWD(3).</p>
11	<p>No part of the development shall commence until a detailed tree protection plan in accordance with BD 5837:2005 has been submitted to and approved in</p>	<p>Recommendation: Combine with current condition 10 as outlined above.</p>

	<p>writing by the County Planning Authority. The plan shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that existing trees, not directly affected by the development will be safeguarded in accordance with Policy 31 of the MWLP and Policy GP.39 of the AVDLP.</p>	
12	<p>The tipping of waste in Pit 5 as indicated on plan reference GR3/6A submitted with the planning application (Pit 5) and the revised Pit 6 area, shall be undertaken strictly in accordance with the approved pre-settlement and post-settlement contours set out in the application (approved plans reference GR3/5A and GR3/6A).</p> <p>Reason: To ensure that the final landform of the landfill areas are at acceptable levels in accordance with Policy 31 of the MWLP.</p>	Recommendation: Retain condition with no changes
13	<p>No infilling within that part of Pit 5, requiring amendment to the final landform to ensure that the contours align with those of Pit 6, shall commence until a phasing plan for the landfilling and restoration of the revised Pits 5 and 6, has been submitted to and approved in writing by the County Planning Authority.</p> <p>Reason: To ensure that the restoration of the landfilling areas is to an acceptable standard and completed within an acceptable timescale in accordance with Policy 31 of the MWLP.</p>	Recommendation: Retain condition with no changes
14	<p>No infilling shall take place within Phase 2 of Pit 6, as</p>	Recommendation: Retain condition with no changes

	<p>indicated on plan reference GR3/6A submitted with the planning application, until a five year programme of agricultural/woodland aftercare for the restored revised Pit 6 area and Pit 5 has been submitted to and approved in writing by the County Planning Authority. The aftercare programme shall commence immediately following the application of the final restored layer in each phase. The programme, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that the restoration of the landfilling areas is to an acceptable standard in accordance with Policy 31 of the MWLP and Policy GP.38 of the AVDLP.</p>	
15	<p>Prior to the commencement of the development hereby approved, a detailed management plan for Lower Greatmoor Farmhouse shall be submitted to and approved in writing by the County Planning Authority including a schedule of works to upgrade and maintain the fabric of Lower Greatmoor Farmhouse and works to be carried out on the surrounding fields to improve the setting of the buildings, arrangements for monitoring the structural integrity of the building during the construction period, the principles and arrangements for the longer term management of the building and arrangements for regular meetings of a management liaison group to agree priorities, review progress and discuss further opportunities. The management plan shall be implemented in accordance with the details and timescales contained therein.</p> <p>Reason: To ensure the preservation of the listed building and its setting in accordance with Policy 24 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect approved management plan for Lower Greatmoor Farmhouse</p> <p>The development shall not be undertaken other than in complete accordance with the detailed management plan, including the schedule of works and monitoring of Lower Greatmoor Farmhouse as approved in writing by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/200000/AWD(2).</p>

16	<p>No development shall take place until the programme of archaeological interest have been fenced and a programme of archaeological work has been completed in accordance with a written scheme of investigation submitted to and approved in writing by the County Planning Authority.</p> <p>Reason: To ensure the protection of areas of potential archaeological interest in accordance with Policy 24 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect approved scheme of investigation for archaeological works</p> <p>The development shall not be undertaken other than in complete accordance with the programme of archaeological works agreed in the written scheme of investigation as approved in writing by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/20000/AWD(2).</p>
17	<p>No part of the development shall commence until measures to be taken (including any wheel cleaning facilities) to keep the new access road as indicated on plan reference 7493/C/CR/210/Rev P04 (New Access Road) both free of mud and potholes has been submitted to and approved in writing by the County Planning Authority. The scheme, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that mud is not carried by vehicles associated with the development onto the public highway in accordance with Policy 24 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect approved scheme of investigation for archaeological works</p> <p>The development shall not be undertaken other than in complete accordance with the approved measures to be taken to keep the access road from the A41 free of mud and potholes as approved in writing by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/20000/AWD(2)</p>
18	<p>In combination with all other consented waste management activities at the site, maximum daily HGV movements using the new Access Road shall not exceed 276 (138 in, 139 out) per day.</p> <p>Reason: To protect the environment of residential properties located on the transport routes of vehicles delivering waste to the EfW facility, in accordance with policy 24 of the MWLP and Policy RA.36 of the AVDLP.</p>	<p>Recommendation: Vary as follows</p> <p>In combination with all other consented waste management activities at the site, maximum daily HGV movements using the access road from the A41 shall not exceed 600 (300 in, 300 out).</p>

19	<p>In combination with all other consented waste management activities at the site, the maximum number of daily HGV movements using the Brackley Lane access shall not exceed 260 (130 in, 130 out) per day.</p> <p>Reason: To protect the environment of residential properties located on the existing transport route of vehicles travelling to the development site and existing waste management facilities in accordance with Policy 24 of the MWLP and Policy RA.36 of the AVDLP.</p>	<p>Recommendation: Delete condition. This was a temporary condition that is now superseded by existing condition 26 which prevents the use of the Brackley Lane access other than by staff and visitors and light commercial vehicles.</p>
20	<p>Phase 2 of the development, defined within the planning application as the main building construction, installation and closing works (steel work, cladding and internal systems) shall not commence until the New Access Road and the associated roundabout junction, proposed in the planning application indicated on plan reference 7493/C/CR/A41/500/P06 (Roundabout Junction), have been constructed and are available for use. The access road and associated roundabout shall be constructed in accordance with detailed engineering drawings to be submitted to and approved in writing by the County Planning Authority. No part of the development shall be occupied until the access road which provides access to it from the existing highway has been laid out and constructed in accordance with the approved details. Construction vehicles associated with Phase 2 and later construction phases of the development and all vehicles carrying waste associated with the development shall only use the new access road.</p> <p>Reason: To ensure that the proposed access road is available for use prior to the commencement of the second construction phase of the development of the EfW facility and associated buildings and ancillaries and</p>	<p>Recommendation: Delete condition. The access road and roundabout have been constructed and have received highway approval.</p>

	during its operation to minimise danger, obstruction and inconvenience to users of the highway and the development in accordance with Policy 24 of the MWLP and Policy RA.36 of the AVDLP.	
21	<p>Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates, fences walls or other means of enclosure other than those shown on the approved plans (or the detailed engineering drawings to be approved) shall be erected along the site frontage of the New Access Road within 50 metres of the edge of the carriageway.</p> <p>Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of highway users.</p>	<p>Recommendation: Update Condition to reference the Town and Country Planning General Permitted Development Order 2015 as amended changes</p> <p>Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking or re-enacting that Order) no gates, fences walls or other means of enclosure other than those shown on the approved plans shall be erected along the site frontage of the New Access Road within 50 metres of the edge of the carriageway.</p>
22	<p>No other part of the development of the New Access Road shall begin until visibility splays at the roundabout junction on the A41 Bicester Road have been provided (or are demonstrated to be in place) on both sides of the access between a point 2.4 metres along the centre line of the access measures from the edge of the carriageway and a point 90 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway of the A41.</p> <p>Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway.</p>	<p>Recommendation: Delete condition. The access road has been constructed and has received highway approval.</p>

23	<p>No part of the development shall be commenced until provision has been made to accommodate all site operatives, visitors' and construction vehicles loading, offloading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing, shall be adhered to throughout the construction of the development.</p> <p>Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the highway.</p>	<p>Recommendation: Delete condition. This was a temporary condition related to the construction period and is no longer required.</p>
24	<p>The scheme for parking, manoeuvring and the loading and unloading of vehicles, as hereby permitted shall be laid out prior to the initial occupation of the EfW development hereby permitted and the area shall not thereafter be se for any other purpose. The scheme shall be adhered to throughout the operation of the development.</p> <p>Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the highway.</p>	<p>Recommendation: Retain condition with no changes</p>
25	<p>No part of the development shall commence until a Travel Plan for the site for the development construction period has been submitted to and approved in writing by the County Planning Authority. The Travel Plan shall set out measures to reduce single occupancy journeys by private car and indicate how such measures will be implemented and controlled. The Travel Plan shall include a full analysis of the modal shift in the</p>	<p>Recommendation: Update as follows to reflect approved workplace travel plan and to remove reference to the construction period, which is no longer relevant</p> <p>The development shall not be undertaken other than in complete accordance with the Workplace Travel Plan approved in writing by the County Planning Authority on 15th</p>

	<p>forthcoming year. No part of the development shall then be occupied until the approved Travel Plan has been updated to include the operational phase of the development which shall be submitted to and approved in writing by the County Planning Authority. The Travel Plan as approved shall be implemented and adhered to and subject to annual review thereafter. Any changes approved by the County Planning Authority in writing following the annual review shall also be adhered to. For the avoidance of doubt the Travel Plan will require the appointment of a Travel Plan Co-ordinator.</p> <p>Reason: In order to influence modal choice and to reduce single occupancy private car journeys and to comply with national and local transport policy.</p>	<p>October 2012 pursuant to application AOC/11/20000/AWD(3).</p>
26	<p>Following the expiry of a period of one month after the New Access Road has been brought into use, the existing Brackley Lane entrance shall not be used other than for staff and visitors' cars and light commercial vehicles visiting the landfill site and its associated offices and infrastructure.</p> <p>Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user and to bring about the proposed environmental improvements in accordance with Policy 24 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the opening of the access road from the A41</p> <p>The entrance to the site from Brackley Lane shall not be used other than for staff and visitors' cars and light commercial vehicles visiting the landfill site and its associated offices and infrastructure.</p>
27	<p>Every two years, following the commencement of the development, a review of the prospects of securing the delivery of waste from the three southern districts of Buckinghamshire by rail to the proposed facility shall be undertaken and the results of that review shall be submitted to the County Planning Authority by 1st March.</p>	<p>Recommendation: Retain condition with no changes</p>

	<p>Reason: To ensure that the delivery of waste by rail is kept under review in accordance with the provisions of Policy 30 of the MWLP.</p>	
28	<p>No part of the development shall be commenced until details setting out how a BREEAM overall industrial rating score of very good will be achieved including details of their source both in terms of geographical origin and manufacture and the use of recycled materials where possible have been submitted to and approved in writing by the County Planning Authority. The details, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that the development is constructed in accordance with national standards and the provisions of Policy CC2 of the Regional Spatial Strategy for the South East 2010.</p>	<p>Recommendation: Delete condition. The development has been constructed in accordance with approved details.</p>
29	<p>No part of the development shall be commenced until a detailed lighting scheme has been submitted to and approved in writing by the County Planning Authority. Lighting shall be provided and maintained in accordance with the approved scheme throughout the operation of the development.</p> <p>Reason: To ensure that lighting associated with the development does not intrude or have a deleterious effect on neighbouring property in accordance with Policy 28 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the approved lighting scheme</p> <p>The development shall not be undertaken other than in complete accordance with the detailed lighting scheme as approved by the County Planning Authority on 29th August 2012 pursuant to application AOC/11/20000/AWD. The approved lighting scheme shall be maintained throughout the operation of the development.</p>
30	<p>No part of the development shall be commenced until a detailed dust control scheme has been submitted to and approved in writing by the County Planning Authority.</p>	<p>Recommendation: Update as follows to reflect the approved dust control scheme</p> <p>The development shall not be undertaken other than in</p>

	<p>The scheme, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that dust associated with the development does not migrate onto neighbouring property in accordance with Policy 28 of the MWLP.</p>	<p>complete accordance with the dust control scheme as approved by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/20000/AWD(2).</p>
31	<p>No part of the development shall commence until details of the measures to be taken to ensure that noise levels do not exceed the standard day time construction and operational and night time decibel levels (expressed as equivalent continuous sound levels) both during construction and the operation of the proposed development have been submitted to and approved in writing by the County Planning Authority. The details and measures, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that noise levels associated with the development do not exceed acceptable levels to accord with Policy 28 of the MWLP.</p>	<p>Recommendation: Update as follows and combine with existing condition 32 to reflect the approved noise and vibration management plan</p> <p>The development shall not be undertaken other than in complete accordance with the noise and vibration management plan as approved by the County Planning Authority on 10th September 2012.</p>
32	<p>No part of the development shall be commenced until details of the measures to be taken to mitigate vibration impacts both during construction and operation have been submitted to and approved in writing by the County Planning Authority. The details and measures, as approved in writing, shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that vibration impacts associated with the development do not exceed acceptable levels in accordance with Policy 28 of the MWLP.</p>	<p>Recommendation: Combine with current condition 31 as outlined above.</p>

33	<p>No part of the development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the County Planning Authority. The Site Waste Management Plan, as approved in writing, shall be adhered to throughout the construction and operational period of the development.</p> <p>Reason: To ensure that waste generated by the development is properly managed in accordance with Policy 10 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the approved site waste management plan</p> <p>The development shall not be undertaken other than in complete accordance with the site waste management plan as approved in writing by the County Planning Authority on 10th September 2012 pursuant to application AOC/11/20000/AWD(2).</p>
34	<p>No waste shall be delivered to the Energy from Waste facility until details of the arrangements, for both MSW and C&I waste streams to demonstrate that waste would, as far as practicable, be residual, have first been submitted to and approved in writing by the County Planning Authority. The details, as approved in writing, shall be adhered to throughout the operation of the development.</p> <p>Reason: To ensure that the EfW facility is, as far as practicable, only used for the processing of residual waste in accordance with Policy 10 and 17 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the approved details</p> <p>The development shall not be undertaken other than in complete accordance with the proposed arrangements to ensure that waste would, as far as practicable, be residual as approved in writing by the County Planning Authority on 7th April 2016 pursuant to application AOC/0002/1634.</p>
35	<p>The facility shall accept and process all residual MSW arising in Buckinghamshire that is delivered to the site.</p> <p>Reason: To ensure that local residual MSW waste arisings are treated at the EfW facility in accordance with the provisions of Policy 10 of the MWLP.</p>	<p>Recommendation: Retain condition with no changes</p>
36	<p>No deliveries of waste to the Energy from Waste facility shall occur other than between 7.00am to 6.00pm Monday to Fridays and 7.00 to 4.00pm on Saturdays. No</p>	<p>Recommendation: Retain condition with no changes</p>

	<p>deliveries of waste shall take place on Sundays and Bank Holidays other than delivered from household waste recycling centres within Buckinghamshire between 8.00am and 4.00pm.</p> <p>Reason: To protect the environment of residential properties located on the transport routes of vehicles delivering waste to the EfW facility in accordance with Policy 28 of the MWLP.</p>	
37	<p>Except as may be approved in writing by the County Planning Authority, no construction work shall take place on Sundays and Bank Holidays.</p> <p>Reason: To ensure that disturbance to local residents is minimised during the construction of the facility in accordance with Policy 28 of the MWLP.</p>	Recommendation: Delete condition. The development has been constructed.
38	<p>No landfilling shall take place in Pit 5 and the revised Pit 6 area other than during the hours as consented for pits 4 and 5 pursuant to planning permission no. 07/20003/AWD.</p> <p>Reason: To protect the environment of neighbouring properties in accordance with Policy 28 of the MWLP.</p>	Recommendation: Retain condition with no changes
39	<p>No part of the development shall be commenced until a detailed scheme for the reinstatement of the flow into the Muxwell Brook has been submitted, and approved in writing by, the County Planning Authority. The approved scheme shall be implemented fully in accordance with the details therein.</p> <p>Reason: To ensure that the development does not give rise to increased risk of flooding in accordance with</p>	<p>Recommendation: Update as follows and combine with existing condition 42 to reflect the approved scheme for the reinstatement and realignment of Muxwell Brook</p> <p>The development shall not be undertaken other than in complete accordance with the scheme for the reinstatement and realignment of Muxwell Brook as approved in writing by the County Planning Authority on 21st November 2012 pursuant to application AOC/11/20000/AWD(3).</p>

	Policy 33 of the MWLP.	
40	<p>The development shall not be carried out other than in accordance with the approved Flood Risk Assessment (FRA) as set out in the planning application, the accompanying environmental statement and subsequent amendments to these.</p> <p>Reason: To ensure that the development does not give rise to increased risk of flooding in accordance with Policy 33 of the MWLP.</p>	Recommendation: Retain condition with no changes
41	<p>No part of the development shall commence until a surface water drainage scheme for the site, including the access road, based on sustainable drainage principles and an assessment of the hydrological context of the development has been submitted to and approved in writing by the County Planning Authority. The approved drainage scheme shall be implemented in accordance with the details therein.</p> <p>Reason: To ensure that the development does not give rise to an increased risk of flooding in accordance with Policy 33 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the approved surface water drainage scheme</p> <p>The development shall not be undertaken other than in complete accordance with the surface water drainage scheme as approved in writing by the County Planning Authority on 21st November 2012 pursuant to application AOC/11/20000/AWD(3) and 25th January 2016 pursuant to application AOC/2000/1141.</p>
42	<p>No part of the development shall be commenced until a scheme for the proposed river alignment has been submitted to and approved in writing by the County Planning Authority. The scheme as approved in writing shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To ensure that the river alignment contributes to the nature conservation value of the site and to reduce the risk of flooding in accordance with Policy 33 of the</p>	Recommendation: Combine with current condition 39 as outlined above.

	MWLP.	
43	<p>No part of the development shall be commenced until a scheme for the disposal of foul drainage has been submitted to, and approved in writing by, the County Planning Authority. The scheme as approved in writing shall be adhered to throughout the construction and operation of the development.</p> <p>Reason: To avoid the risks of pollution to ground and surface waters arising from the proposed development in accordance with Policy 33 of the MWLP.</p>	<p>Recommendation: Update as follows to reflect the approved scheme for the disposal of foul water</p> <p>The development shall not be undertaken other than in complete accordance with the scheme for the disposal of foul water as approved in writing by the County Planning Authority on 5th December 2012 pursuant to application AOC/11/20000/AWD(3).</p>
44	<p>No Hazardous waste shall be imported for either treatment or disposal at the site.</p> <p>Reason: To ensure compliance with Policy 33 of the MWLP as the development of the site, as proposed, is intended only to cater for hazardous waste generated by the Energy from Waste facility.</p>	<p>Recommendation: Retain condition with no changes</p>
45	<p>Details of the total tonnages of Municipal Solid Waste and Commercial and Industrial Waste delivered to and processed within the application site, the total tonnage of waste disposed of to the landfill within the application site and the total quantities of metals, incinerator bottom ash and other recovered materials exported from the application site shall be submitted annually, no later than 31 January each year, to the County Planning Authority (the application site is as defined within the planning application, plan reference GR1/1).</p> <p>Reason: To enable the County Planning Authority to monitor the extent of the diversion of waste from landfill in accordance with Policy 40 of the MWLP.</p>	<p>Recommendation: Retain condition with no changes</p>

46	<p>Following commencement of the development, an annual review (or such longer period as may subsequently be approved in writing by the County Planning Authority) of the prospects of securing provision of further heat off-take from the EfW facility shall be undertaken and results of that review shall be submitted to the County Planning Authority.</p> <p>Reason: To ensure that the opportunities for utilising surplus head are kept under review in accordance with Policy 17 of the MWLP and the provisions of Policy CC2 of the Regional Spatial Strategy for the South East 2010.</p>	<p>Recommendation: Retain condition with no changes</p>
47	<p>The Energy from Waste Facility and all associated buildings, plant and machinery shall be decommissioned, removed and the site restored no later than 6 months from the cessation of the operation of the facility in accordance with a scheme to be submitted to the County Planning Authority no later than 1 month from the cessation of the operation of the facility.</p> <p>Reason: To ensure the restoration of the site when the facility is no longer required for the purposes permitted in accordance with Policy 29 of the AVDLP and the provisions of Circular 02/98.</p>	<p>Recommendation: Retain condition with no changes</p>
48.		<p>Recommended New Condition:</p> <p>This planning permission hereby granted shall not be implemented until a traffic regulation scheme to alert drivers to the junction of the access road with the private access to Woodham Industrial Estate and to vehicles accessing and egressing from it has been laid out and erected on Creighton Road in accordance with details that have first</p>

		<p>been submitted to and approved in writing by the County Planning Authority.</p> <p>Reasons:</p>
--	--	---