

## MC/21/0979 – Former Kingsnorth Power Station Site

### Additional Conditions

Members are advised that the following additional conditions are suggested to be imposed upon any planning permission granted. These conditions are sought to ensure that the energy from waste element of the proposal does not have a significant adverse impact on the waste hierarchy.

1. Prior to the commencement of the energy production facility, the undertaker must submit to the relevant planning authority for approval a scheme, which sets out arrangements for maintenance of the waste hierarchy in priority order and which aims to minimise recyclable and reusable waste received at the authorised development during the commissioning and operational period of the authorised development (the “waste hierarchy scheme”).

The waste hierarchy scheme must include details of—

- (a) the type of information that must be collected and retained on the sources of the residual waste after recyclable and reusable waste has been removed;
- (b) the arrangements that must be put in place for ensuring that as much reusable and recyclable waste as is reasonably possible is removed from waste to be received at the authorised development, including contractual measures to encourage as much reusable and recyclable waste being removed as far as possible;
- (c) the arrangements that must be put in place for ensuring that commercial suppliers of residual waste operate a written environmental management system which includes establishing a baseline for recyclable and reusable waste removed from residual waste and specific targets for improving the percentage of such removed reusable and recyclable waste;
- (d) the arrangements that must be put in place for suspending and/or discontinuing supply arrangements from commercial suppliers who fail to retain or comply with any environmental management systems;
- (e) the arrangements that must be put in place for the provision of an annual waste composition analysis undertaken by the undertaker, with the findings submitted to the relevant planning authority within one month of the sampling being undertaken; and
- (f) the form of records that must be kept for the purpose of demonstrating compliance with (a) to (e) and the arrangements in place for allowing inspection of such records by the relevant planning authority.

The waste hierarchy scheme must be implemented as approved under the requirements as set out above.

Reason: To ensure that the proposal is designed in such a way as to protect the waste hierarchy, and to provide a sustainable form of development within the site.

2. The Energy from Waste plant hereby permitted shall not be functional without a suitable level of heat being supplied to the proposed units within the Medway One Estate. A report providing details of the heat production, and the level of heat to be supplied to the future

units within the site shall be submitted to the local planning authority and agreed in writing prior to the first occupation of any unit or phase.

Reason: To ensure that the proposal is designed in such a way as to protect the waste hierarchy, and to provide a sustainable form of development within the site.

With the imposition of these additional conditions, the recommendation remains unchanged.