

RECOMMENDED PLANNING CONDITIONS

Commencement and Scope of Planning Permission

1. This permission is for the continuation of mineral working operations at Sturton le Steeple Quarry subject to a modification to the 'trigger date' for the interim restoration of the quarry set out within Conditions 67 and 68 of Planning Permission 1/20/00605/CDM until the 31st December 2024. Written progress reports shall be provided to the Minerals Planning Authority (MPA) in June and December each year leading up to the commencement of mineral working in 2024 to confirm the indicative completion programme provided as part of Appendix 2 of the planning submission is carried out in accordance with the implementation schedule. In the event that the progress report indicates that the works have fallen behind the timetable detailed in Appendix 2 of the planning submission, the progress report shall identify the reasoning for this delay and a programme for getting the works back onto timetable. Should the revised timetable thereafter not be delivered and in the MPA's opinion it appears unlikely that the quarry will become operational before the 31st December 2024, then following a written request by the MPA, the operator shall prepare and submit a revised scheme for the restoration of the quarry for approval in writing by the MPA within 2 months of receiving the request. The revised restoration scheme shall include details of the final contours, provision of soil, sowing of grass, planting of trees and shrubs, drainage and fencing to return the site to a green field condition. The revised restoration scheme shall be implemented within 12 months of its approval by the MPA and shall be subject to the aftercare provisions of Conditions 62-66 below.

Reason To define the scope of the planning permission hereby approved and to ensure that the indicative completion programme is carried out in accordance with the implementation schedule.

2. Notification of commencement of mineral activities at Sturton le Steeple Quarry permitted by this planning permission was confirmed in writing by the MPA on the 14th May 2021.

Reason To enable the MPA to monitor compliance with the conditions of the planning permission.

3. From the commencement of the development to its completion, a copy of this permission including all plans and documents hereby approved, and any other plans and documents subsequently approved in accordance with this

permission, shall always be available at the site offices for inspection by the MPA during normal working hours.

Reason To enable the MPA to monitor compliance with the conditions of the planning permission.

Approved Plans

4. The development hereby permitted shall only be carried out in accordance with the details contained within the Environment Statement, as amended by this Section 73 planning application and in particular the plans identified below, or where amendments are made pursuant to the other conditions below:
 - a. Planning application for 'extension of time' planning permission comprising of planning application forms, supporting statement and ecological baseline update report received by the MPA on the 7th January 2011.
 - b. Supplementary Regulation 19 response incorporating supplementary ecological and historic environment assessment received by the MPA on the 22nd June 2011.
 - c. Drawing No. SLS 2/1 – Site Location Plan received by the MPA on the 15th November 2006.
 - d. Drawing No. SLS 2/2 – Application Site and Context received by the MPA on the 15th November 2006.
 - e. Drawing No. SLS 2/3 – Application Site and Ownership Boundary received by the MPA on the 29th February 2016.
 - f. Drawing No. SLS 5/1 – Block Phasing Plan received by the MPA on the 15th November 2006.
 - g. Drawing No. SLS 5/2 – Initial Development Access Road and Plant Site Plan received by the MPA on the 15th November 2006.
 - h. Drawing No. SLS 5/3 – 5/8 – Working and Restoration Phasing Plans received by the MPA on the 15th November 2006.
 - i. Drawing No. MP300 – Site Layout Drawing Standard Setup received by the MPA on the 15th November 2006.
 - j. Drawing No. 63239/009 – Diversion of Watercourse and Culvert under Cowpasture Lane received by the MPA on the 15th November 2006.
 - k. Drawing No. SLS 6/1 – Concept Restoration – Entire Site received by the MPA on the 15th November 2006.
 - l. Drawing No. SLS 6/2 – Concept Restoration – Wetland Area received by the MPA on the 15th November 2006.
 - m. Drawing No. 63239/010-017 – Access Road Layout Sheets 1-8 received by the MPA on the 17th July 2007, albeit subject to an amended construction for the first 100,000 tonnes extraction as detailed within the 29th February 2016 Section 73 planning submission.
 - n. Document SLR: ref 403-0164-00060 Rights of Way Crossings Mitigation Statement received by the MPA on 11th October 2007.

- o. Section 73 planning submission dated 29th February and 16th March 2016 comprising of planning application forms, access road specification (surfacing between points A-B for first 100,000 tonnes) and supporting letter dated 26th February 2016.

Reason For the avoidance of doubt.

Duration of Planning Permission

- 5. All mineral extraction shall cease on or before the 31st December 2035.

Reason To secure proper restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

- 6. All restoration operations in accordance with conditions 53-66 shall be completed by the 31st September 2036, or within one year after the cessation of the mineral extraction, whichever is sooner.

Reason To secure proper restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Quarry Access and Protection of Highway

- 7. Prior to the winning of any mineral from the development site, the remaining section of unconstructed access road between the tarmac haul road and plant site shall be laid with stone. The construction specification of this section of road shall be a Terram membrane at formation level overlaid with compacted 300mm 6F5 and 200mm Type 1 aggregate in layers no greater than 175mm. The road shall be constructed as a single carriageway width (with passing places). Measures shall be put into place during the site development works to ensure that mud and other deleterious materials do not enter the public highway during construction works.

Reason To ensure that all quarry traffic, including traffic associated with the initial site development obtains access along a hard-surfaced road thus ensuring that there is no damage to the public highway and to accord with Policy DM9 of the Nottinghamshire Minerals Local Plan.

- 8. Site clearance works associated with the development of the access road shall not commence until a supplementary river bank water vole habitat survey has been undertaken by a qualified ecologist on a 20m section of watercourse (Ditch D7) either side of the proposed bridge structure. The survey shall be carried out no more than fourteen days prior to the commencement date of the

construction of the road. In the event that water voles are present, the report shall provide a working design, method and timetable to mitigate any undue adverse effects to water Vole. The mitigation measures shall be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

9. Prior to the re-commencement of the development of the access road, the corridor of development that lies within 500m radius of pond 2 shall be cleared of standing crop/vegetation and ploughed to ensure that it is kept unsuitable for Great Crested Newt habitat. The development corridor of the access road shall be inspected by a suitably licensed ecologist no more than 48 hours prior to the re-commencement of the development and any Great Crested Newts shall be returned to Pond 2.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

10. No more than 100,000 tonnes of unprocessed or processed material extracted from within the boundary of the planning application site shall be transported along the unbound section of haul road permitted under Condition 7 of this planning permission. Written records of the HGV movements including documentation of load weights shall be maintained by the operator and made available to the MPA upon written request. Upon completion of the initial 100,000 tonnes of material movements the haul road shall be constructed with a permanent bound surface for its entire length between the public highway and the wheel washing facilities within the plant site in accordance with a construction specification which shall be agreed in writing by the MPA prior to installation. The road shall thereafter be maintained in a satisfactory condition at all times during its operational life to ensure that vehicles travelling between the public highway and the plant site travel along a permanently bound surfaced road.

Reason To ensure that all quarry traffic obtains access along a permanently bound hard-surfaced road thus ensuring that there is no damage to the public highway and to ensure compliance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

11. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials upon the public highway in accordance with the agreed measures to protect the public highway which were approved in writing within a letter dated 23rd November 2016 under the requirements of planning condition 12 of the 2016 planning permission. The highway protection measures to be employed shall thereafter be provided in accordance with the

approved details. All vehicles leaving the site shall be sheeted and use the haul roads, and once the road is fully bound shall use the approved wheel cleaning facilities. In the event that these measures prove inadequate, then within one week of a written request from the MPA, a scheme including revised and additional steps or measures to be taken in order to prevent mud entering the highway shall be submitted to the MPA for its approval in writing. The approved steps shall be implemented immediately upon their approval and thereafter maintained throughout the operational life of the site.

Reason To ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

12. There shall be a maximum of 192 HGV movements each day (96 loads into the site and 96 loads out of the site). Written records shall be maintained of all HGV movements into and out of the site during operational hours. Copies of the HGV vehicle movement records shall be made available to the MPA within 7 days of a written request being made by the MPA.

Reason To limit vehicle movements at the proposed quarry in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

13. The processing plant and quarry access road shall only be used for the processing and movement of sand and gravel arising from the extraction area identified within Drawing No. SLS 2/2 – Application Site and Context received by the MPA on the 15th November 2006. Vehicular access to and from the quarry access road shall not be obtained from any other route.

Reason To limit vehicle movements at the proposed quarry in the interests of highway safety and in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

14. The haul road landscape protection and planting scheme incorporated within the Landscape Planting Specification and Management Report reference CE-SS1016-RP01-Final and identified on Drawing No. CE-SS1016-DW01-Final Figures 1-3: Landscape Mitigation, approved by the MPA in their letter dated 16th May 2016 shall be managed in accordance with the approved details. The screen fence installed on the southern boundary of the haul road immediately adjacent to its junction with the public highway shall be retained throughout the operational life of the quarry. Supplementary infill planting of hedge H18 east of the soil stores and H19 to the south shall be carried out in the first planting season following the commencement of the planning permission.

Reason To minimise visual impacts arising from the operation of the road in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan and to screen the potential for dazzle from vehicle headlights using the quarry haul road towards Sturton le Steeple village.

15. The details of the proposed restoration of the haul road and junction with Gainsborough Road shall be submitted to the MPA in writing by 30 August 2035 or within 6 months of the cessation of mineral extraction, whichever is sooner. The haul road and quarry access junction shall be removed and the land restored to agricultural use in accordance with the approved scheme prior to 31st December 2036 or within 1 year of the cessation of mineral extraction, whichever is sooner.

Reason To minimise visual impacts arising from the operation of the road in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Quarry Plant

16. Within 1 month prior to their installation there shall be submitted to the MPA for approval in writing:
- A site layout of the quarry plant site including plans, elevations, external materials and colours of all fixed plant and equipment;
 - Plans and elevations of the proposed barge loading facility.

The plant, machinery and structures shall thereafter be installed and maintained in accordance with the approved details.

Reason In the interest of visual amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

17. The quarry plant site and supporting infrastructure shall be removed within 12 months of the cessation of mineral extraction from the permitted site and thereafter the land shall be restored in accordance with conditions 53 - 66.

Reason In the interest of visual amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Hours of Working

18. Except in the case of emergency when life, limb or property are in danger and such instances which are to be notified in writing to the MPA within 48 hours of their occurrence, the following activities shall not take place except within the hours specified below:

	Mondays to Fridays	Saturdays	Sundays Bank /Public Holidays
Site development works (incl. road construction)	7am to 7pm	7am to 1pm	Not at all
Mineral extraction, processing or treatment.	7am to 7pm	7am to 1pm	Not at all
Stripping, replacement, regrading or ripping of soils or overburden.	7am to 7pm	7am to 1pm	Not at all
Servicing, testing, or maintenance of plant or machinery.	7am to 7pm	7am to 3pm	Not at all
Operation of wharf, feed conveyor and associated feed plant.	6am to 9pm	7am to 2pm	Not at all
Vehicles entering and leaving the site for the purposes of collecting mineral.	7am to 7pm	7am to 2pm	Not at all
Operation of quarry dewatering pumps.	24 hours	24 hours	24 hours

Reason To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Floodlighting

19. Any floodlighting provided on the site shall be angled and suitably shielded to ensure that it does not result in glare or dazzle to surrounding land, property and other users. The floodlighting shall only be used between the hours of 7am to 7pm Mondays to Fridays, 7am to 1pm on Saturdays and not at all on Sundays Bank/Public Holidays, except for floodlighting associated with the operation of the Wharf, feed conveyor and associated feed plant which shall only be used between the hours of 6am to 9pm Mondays to Fridays, 7am to 2pm on Saturdays and not at all on Sundays Bank/Public Holidays. Outside these permitted hours any external lighting shall be individually operated through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes.

Reason To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Noise

20. All plant, machinery and vehicles (excluding delivery vehicles which are not owned or under the direct control of the operator) used on the site shall incorporate white noise reversing warning devices and be fitted with silencers maintained in accordance with the manufacturers recommendations and specifications to minimise noise disturbance to the satisfaction of the MPA.

Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

21. The free field noise levels associated with the development, when measured at any of the noise-sensitive properties listed below, shall not exceed the following limit measured as Equivalent Continuous Noise Level for a 1 hour LAeq:

Criterion Noise Levels LAeq, 1 hour

<u>Location</u>	<u>LAeq</u>
Littleborough Cottage	52
Low Holland Cottage	57
North Street Farm	49
Knaith Hall	50

Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

22. Notwithstanding the requirements of Condition 21 above, for temporary operations such as soil stripping, replacement and bund formation, the LAeq 1 hour noise level at any noise sensitive properties shall not exceed 70 dB(A). Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight working weeks in any twelve month period at any individual noise sensitive property; the dates when these temporary operations occur shall be notified in advance in writing to the MPA.

Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

23. Sample noise measurements shall be taken from the four properties identified within Condition 21, or nearest alternative location which shall first be agreed in writing with the MPA, at six monthly intervals during the operational life of the quarry. The measurements shall provide LAeq and L90 noise monitoring

data. The measurements shall also note the date, time, prevailing weather conditions and comments on any significant noise sources which are audible. The results shall be submitted as part of a report to the MPA within 28 days of the measurements being taken and maintained by the applicant for the life of the quarry. Should the results of the noise assessment indicate that Conditions 21 and 22 have not been complied with, then the report shall contain an explanation as to why noise levels have been exceeded, including where appropriate, an identification of the steps to be taken to ensure future compliance. If locations vary from the agreed criterion locations, the same acoustic modelling procedure shall be used to calculate the levels at the agreed locations which are consistent with achieving the criteria in conditions 21 and 22.

Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

Dust

24. Measures shall be taken to minimise the generation of dust from operations at the site. These shall include, but not necessarily be limited to any or all of the following steps as appropriate:

- a. The use of water bowsters to dampen haul roads, stock-piles and other operational areas of the site;
- b. The sweeping of access and haul roads, where necessary;
- c. The minimisation of drop heights during loading and unloading of sand and gravel;
- d. Limiting on-site vehicle speeds;
- e. Upon request of the MPA, the temporary suspension of mineral processing, mineral extraction or soil movements during periods of unfavourably dry or windy weather conditions.

In the event that these measures prove inadequate to satisfactorily control dust, then within one week of a written request from the MPA, a scheme including revised and additional steps or measures to be taken in order to minimise dust shall be submitted to the MPA for its approval in writing. The approved steps shall be implemented immediately upon their approval and thereafter maintained throughout the operational life of the site.

Reason To ensure that dust impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

Storage Heights

25. Stockpiles of excavated (as dug) materials shall not be permitted to exceed 10m in height. Stockpiles of processed material shall not be permitted to exceed 8m in height.

Reason In the interest of visual amenity and to ensure compliance Policy DM1 of Nottinghamshire Minerals Local Plan.

Buildings, Fixed Plant and Machinery

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent amended legislation, no buildings, fixed plant, or machinery, other than approved by this permission, shall be erected or placed on the site without the prior written approval of the MPA.

Reason To enable the MPA to control the development and to minimise its impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Ecology

27. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows shall not be undertaken during the months of March to August inclusive, except when approved in writing by the MPA and in such circumstances following the carrying out and submission in writing to the MPA for approval in writing an ecological appraisal undertaken by an appropriately qualified person..

Reason To ensure that breeding birds are not adversely affected by the development.

28. Prior to any tree removal, a licensed bat worker shall re-survey all trees to be felled. The results of the bat survey shall be submitted in writing to the MPA. If bats are present, a working design, method and timetable to mitigate any undue adverse effects on species involved shall be submitted to the MPA for approval in writing. The mitigation measures shall be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

29. Ecological mitigation works for the construction of the haul road and initial site construction works in Phase 1 shall be undertaken in accordance with the

conclusions and recommendations set out within the Ecological Walkover Survey detailed within report reference CE-SS1025-RP01-Final, subject to:

- The submission of additional reports in relation to the presence of roosting bats, water voles and invertebrates.
- In the event that vegetation clearance is undertaken during the bird nesting season this should be preceded by an inspection by an ecologist and a method statement should be provided to specify what will happen in the event that nesting birds are encountered.
- The submission of a method statement to explain the terms of the 'Reasonable Avoidance Measures' that would be utilised in relation to reptiles.

Any subsequent site clearance works within any later phase of the development (phasing as identified on Drawing SLS 5/1 or any subsequent phasing drawing agreed in writing by the MPA) shall not commence until all potential habitats for protected species have been investigated by a qualified ecologist and a report of the investigation has been submitted to the MPA and been approved in writing by the MPA. In the event that protected species are present, the report shall provide a working design, method and timetable to mitigate any undue adverse effects on the species involved. The mitigation measures shall be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

30. A protected species population monitoring report shall be undertaken on an annual basis and the results submitted to the MPA in writing. The report shall incorporate recommendations of mitigation works to support the protected species populations which shall be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

31. Prior to the installation of the wharf conveyor there shall have been submitted to the MPA and been approved in writing by the MPA a methodology statement setting out the steps to be taken to ensure that Great Crested Newts are not adversely affected during the installation of the conveyor. The Great Crested Newt mitigation scheme shall thereafter be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

32. Site clearance works associated with the development of the wharf shall not commence until a river bank habitat survey has been undertaken by a qualified ecologist and a report of the investigation submitted and been approved in writing by the MPA. In the event that water voles are present, the report shall provide a working design, method and timetable to mitigate any undue adverse effects on the species involved. The mitigation measures shall be implemented as approved.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

33. A 5m stand-off for all retained hedges and drains and a 10m stand-off for the Mother Drain watercourse shall be kept clear of all quarrying operations. The land designated as a stand-off shall be managed throughout the operational life of the quarry to provide a coarse grassland habitat in accordance with management scheme that shall be submitted to the MPA and approved in writing prior to the extraction of any sand and gravel from the development site.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

34. Barn Owl boxes shall be installed in accordance with the Barn Owl nest Box Scheme detailed within report reference CE-SS1025-RP02-Final. Details of the final location of Barn Owl boxes installed on the site shall be provided to the MPA. The boxes shall be retained during the operational life of the quarry.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

35. The hedgerow management and gapping up scheme detailed within report reference CE-SS1016-RP01-Final and identified on Drawing No. CE-SS1016-DW01-Final Figures 1-3: Landscape Mitigation shall be implemented in in the first planting season following the commencement of the planning permission and thereafter managed in accordance with the approved details.

Reason In the interest of protecting species and their habitats, in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

Footpath Protection

36. Development works associated with the construction of the access road shall be undertaken to accommodate public footpath numbers 15, 39 and 40 in

accordance with Drawing No. S46/1001A: Interaction of catchwater drain crossing with adjacent rights of way assets and the supporting report received by the MPA on 19th January 2002. Within the wider quarry development the footpath protection measures set out within the rights of way crossings report (ref: SLR Ref: 403-0164-00060) shall be fully implemented on a phase by phase basis when quarrying operations affect footpaths in each phase.

Reason Details are required prior to the commencement of the development to ensure that adequate protection of footpath users is provided, in accordance with Policy DM7 of the Nottinghamshire Minerals Local Plan.

Archaeology

37. Archaeological investigation works in connection with the construction of the haul road and initial excavation area as outlined in red on Figure 1 (site location) shall be carried out in accordance with the details set out within the Archaeological Monitoring Assessment Report (Ref allenarc1-299917) received by the Minerals Planning Authority on 19th March 2018. No further development within the quarry shall take place until a programme of archaeological work, investigation and recording of finds has been submitted to the MPA and been approved in writing by the MPA. For the purposes of mineral extraction, the programme of archaeological work shall be submitted on a phase by phase basis to take account of the variable archaeology across the site. The development shall thereafter be carried out in accordance with the approved scheme(s).

Reason To ensure that that adequate archaeological investigation and recording is undertaken prior to the development taking place, in accordance with Policy DM6 of the Nottinghamshire Minerals Local Plan.

38. The construction of the recharge trench and associated monitoring scheme for the land to the south of the Upper Ings Lane shall be provided, maintained and removed in compliance with the scheme previously approved under the requirements of planning condition 39 of the 2016 planning permission on the 27th June 2016.

Reason To ensure that that adequate archaeological investigation and recording is undertaken prior to the development taking place, in accordance with Policy DM6 of the Nottinghamshire Minerals Local Plan.

Pollution Prevention

39. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of

the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage within the secondary containment system, the compound shall be at least equivalent to 110% of the capacity of the largest tank, or 25% pf the aggregate storage capacity, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason To prevent prevention of the water environment in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

40. The surface water drainage scheme previously approved under the requirements of planning condition 41 of the 2016 planning permission on the 27th June 2016 shall be installed in accordance with the approved timetable for implementation of the works and thereafter maintained in accordance with the approved details.

Reason To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

41. Processed water used in the sand and gravel washing system shall be discharged into the approved settlement ponds prior to being discharged into any controlled waters. From the commencement of the development until restoration of the site the operator shall maintain the settlement ponds on a regular basis to ensure the lagoons remain operational.

Reason To prevent pollution of the water environment in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

Phasing

42. Extraction operations shall progress sequentially in accordance with Drawing SLS 5/1 – SLS 5/8 - Phasing Plans.

Reason To ensure a phased restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

43. A topographical survey of the site shall be submitted to the MPA by 31 December each year, following the commencement of the planning permission as notified under condition 2 above. The survey shall identify areas of the site which are unworked, those restored, those undergoing mineral extraction and those to be restored.

Reason To monitor the phased restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Soil Stripping, Handling and Storage

44. The MPA shall be notified in writing at least 5 working days before soil stripping is due to commence on any phase, or part phase in the event that a phase is not stripped in its entirety in one stripping campaign.

Reason To ensure satisfactory restoration of the site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

45. No turf, topsoil, subsoil or overburden shall be removed from the site. No waste materials including soils and mineral working wastes shall be brought onto the site.

Reason To ensure satisfactory restoration of the site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

46. A detailed soil-handling scheme for each phase of the development shall be submitted in writing to the MPA at least one month prior to the stripping of any soil from each phase of the site. Such a scheme shall include the following details:

- a. The size, location, volume and composition of soil storage mounds;
- b. A methodology statement for the stripping, storage and replacement of peat;
- c. The types of machinery to be used;
- d. The routes to be taken by plant and machinery involved in soil handling operations;
- e. The depths of subsoil and topsoil to be replaced;
- f. The spacing and depth of any post-replacement soil ripping and cultivations.

The development of that phase shall thereafter be carried out in accordance with the approved scheme.

Reason To ensure satisfactory restoration of the site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

47. The topsoil and subsoils shall be stripped to their full depth.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

48. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road, or storage of topsoil, subsoil or overburden or waste or mineral deposits, until all available topsoil and subsoil to a minimum depth of 1000mm, has been stripped from that part.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

49. Soil stripping shall not commence until any standing crop or vegetation has been cut and removed.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

50. Topsoil, subsoil, and soil making material shall only be stripped when they are in a dry and friable condition and movements of soils shall only occur:

- (a) when all soil above a depth of 300mm is in a suitable condition that it is not subject to smearing;
- (b) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

51. All storage mounds that will remain in situ for more than 6 months, or over winter, shall be seeded with a suitable mix to benefit farmland birds within 3 weeks of their construction in accordance with a seed mixture which has been agreed in writing by the MPA. The mounds shall thereafter be maintained free of weeds until used for restoration purposes.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

52. Details of the volumes and location of soils stored on the site shall be submitted to the MPA by 31 December each year.

Reason To monitor the restoration of the site and to ensure all available soil resources are conserved or managed, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Soil Replacement

53. The MPA shall be notified in writing at least 5 working days before each of the following:
- (a) overburden has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out, and
 - (b) when subsoil has been prepared ready for topsoil replacement to allow inspection of the area before further restoration of this part is carried out, and
 - (c) on completion of topsoil replacement to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

54. Subsoils shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition and no movements, re-spreading, levelling, ripping or loosening of subsoil or topsoil shall occur:
- (a) when it is raining; or
 - (b) when there are pools of water on the surface of the storage mound or receiving area.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

55. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced subsoil, or topsoil except where essential and unavoidable for purposes of carrying out ripping and stone picking or beneficially treating such areas. Only low ground pressure machines shall work on prepared ground.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Replacement Minerals Local Plan.

56. Subsoil within areas of the site above the lake water level (dry land) shall be re-laid so that the total thickness of settled subsoil is no less than 0.7 metres.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Replacement Minerals Local Plan.

57. Each subsoil layer placed above lake water level (dry land) shall be cross-ripped:

- (a) to provide loosening to a minimum depth of 450mm with tine spacings no wider than 1.5m, and
- (b) any rock, boulder or larger stone greater than 200mm in any dimension shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be disposed of off-site or buried at a depth not less than 2 metres below the final contours.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

58. Topsoil shall be evenly re-spread on the land above lake water level (dry land) to achieve at least a minimum of 300mm settled depth.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

59. The re-spread topsoil shall be rendered suitable for agricultural cultivation by loosening and ripping:

- (a) to provide loosening equivalent to a single pass at a tine spacing of 1.5 metres or closer;
- (b) to full depth of the topsoil plus 100mm;
- (c) and any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

60. Any part of the site which is significantly affected by differential settlement that occurs during the restoration and aftercare period, and would interfere with restoration operations, shall be filled. The operator shall fill the depression to the final settlement contours specified with suitable soils to a specification to be agreed in writing with the MPA. Topsoil, subsoil and other overburden moved in the course of the work shall not be mixed and shall be handled and replaced in accordance with the above conditions.

Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Restoration

61. The site shall be restored in accordance with Drawing No SLS 6/1 – Concept Restoration – Entire Site. Landscape planting shall be undertaken during the first seeding and planting seasons following placement of topsoils. Any seeding and planting that dies or becomes diseased, damaged or removed within 5 years shall be replaced during the first planting season thereafter with others of similar size and species and maintained, unless the MPA gives written consent for a variation to be replanted.

Reason In the interest of visual amenity and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Aftercare

62. Following restoration the site shall undergo aftercare management for a 5 year period.

Reason To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

63. Prior to any area being entered into aftercare the extent of the area and its date of entry into aftercare shall be agreed in writing with the MPA, the 5 year aftercare period shall run from the agreed date.

Reason To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

64. An aftercare scheme and strategy shall be submitted for the written approval of the MPA no later than 3 months before the spreading of subsoil commences within each phase. The strategy shall outline the steps to be taken, the period during which they are taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to a satisfactory condition. The aftercare scheme shall include but not be restricted to details of the following:

- (a) cultivations;
- (b) weed control;
- (c) sowing of seed mixtures;
- (d) soil analysis;
- (e) keeping of records and an annual review of performance and proposed operations for the coming year, to be submitted to the MPA between 31 March and 31 May each year;

- (f) drainage amendments;
- (g) subsoiling and underdrainage proposals;
- (h) management practices such as the cutting of vegetation;
- (i) tree protection;
- (j) remedial treatments;
- (k) irrigation; and
- (l) fencing.

Reason To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

65. Site management meetings shall be held with the MPA each year to assess and review the detailed annual programmes of aftercare operations referred to in Condition 64(e) above, having regard to the condition of the land; progress in its rehabilitation and necessary maintenance.

Reason To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

66. The aftercare programme shall be implemented in accordance with the details approved under Condition 64 above, as amended following the annual site meeting referred to in Condition 65 above.

Reason To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Alternative Restoration

67. In the event that the quarry hereby approved does not enter production before the 31st December 2024, then, within three months of the receipt of a written request from the MPA a revised scheme for the restoration of the site shall be submitted in writing to the MPA for the approval of the MPA. Such a scheme shall include details of the final contours, provision of soil, sowing of grass, planting of trees and shrubs, drainage and fencing in a similar manner to that submitted with the application and modified by these conditions.

Reason: To secure the proper restoration of the site within an acceptable timescale in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

68. After the 31st December 2024, should for any reason, mineral extraction from the application site cease for a period in excess of 12 months, then, within three months of the receipt of a written request from the MPA, a revised scheme for the restoration of the site shall be submitted in writing to the MPA for the approval of the MPA. Such a scheme shall include details of the final contours, provision of soil, sowing of grass, planting of trees and shrubs,

drainage and fencing in a similar manner to that submitted with the application and modified by these conditions.

Reason To secure proper restoration of the site within an acceptable timescale in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan..

69. The revised restoration scheme approved under Condition 67 or 68 shall be implemented within 12 months of its approval by the MPA, and shall be subject to the aftercare provisions of Conditions 62-66 above.

Reason To secure proper restoration of the site within an acceptable timescale in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan..

Notes to Applicant:

1. Your attention is drawn to the content of the letter from Fisher German dated 29th May 2020, a copy of which is attached to the decision letter.
2. You are reminded of the requirement to obtain consent from the internal drainage board prior to undertaking any alterations to the drainage channels.
3. The applicant is advised to contact British Waterways Works Engineers Team at the Fazeley Office – 01827 252000 in order to ensure that any necessary consents are obtained and the works are compliant with the current code of practice for works affecting British Waterways.
4. Any works within 8.0m of a flood defence of the River Trent, particularly the proposed wharf requires Environment Agency Consent. You are advised to contact the Environment Agency direct.
5. The development will require works within the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake these works the applicant will need to enter into an agreement under Section 278 of the Act.
6. Western Power Distribution request the operator to contact their company to discuss the proposed development and the options open to them should the works interfere with power lines or network. The contact at Western Power is Gerard Flynn, Wayleave Specialist, Southwell and Retford Team, Western Power Distribution, Grange Close, Clover Nook Industrial Estate, Alfreton, Derbyshire,