

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Minerals Planning Authority (MPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. The development hereby permitted shall be carried out in accordance with the following documents, unless amendments are made pursuant to other Conditions:

- a) Planning Application Forms;
- b) Scrooby South Stage 2 Planning Statement (50524/JG/jSt);
- c) and the following drawings:
 - i) Figure 1: Location Plan
 - ii) Figure 2: Stage 2 Working Area
 - iii) Drawing No. M/R161/99/12: Stage 2 Indicative Restoration
 - iv) Figure 003 Rev A: Method of Working Plan
 - v) Figure 004 Rev A: Site Sections
 - vi) Figure 005 Rev B: Restoration Site Plan

All of the above received by the MPA on 7 December 2015.

- d) Document "Scrooby Quarry South, Periodic Review, Application for Determination of Conditions Rotherham Sand and Gravel Company Limited" received by the MPA on 3 April 2014, which includes a supporting statement, and the following appendices:
 - i) Appendix 1 Noise Impact Assessment;
 - ii) Appendix 2 Hydrological, Hydrogeological & Flood Risk Assessment;
 - iii) Appendix 3 Assessment of Breeding Birds 2012;

- iv) Appendix 4 Archaeological Mitigation Strategy in Connection with the Development of Stage 2; and
- v) Appendix 5 Agricultural Land Classification and Soil Resource Assessment.

Reason: For the avoidance of doubt.

- 4. This permission is for the extraction of alluvial sand and gravel and sandstone from the area edged red on Figure 2: Stage 2 Working Area, received by the MPA on 7 December 2015, and its subsequent restoration. Mineral extraction shall cease on or before 31st December 2023.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990

- 5. 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 Scrooby Top Quarry for inspection during normal working hours.

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

- 6. No buildings, plant and machinery or other structures associated with this development are to remain on the site later than two months following the respreading of top soil on the final phase.

Reason: To secure the proper restoration of the site within an acceptable timescale.

- 7. Should for any reason mineral extraction cease for a period in excess of 24 months, then, within 3 months of the receipt of a written request from the MPA, a revised scheme for the restoration of the site shall be submitted to the MPA for its approval in writing. Such a scheme shall include details of the final contours, waterbody or bodies, provision for soiling, sowing of grass, planting of trees and shrubs, drainage and fencing and also provide details of the aftercare proposals in a similar manner to Condition 45 below. The revised restoration proposals shall be implemented within 12 months of their approval by the MPA and thereafter managed for a period of 5 years in accordance with the approved aftercare details.

Reason: To secure the proper restoration of the site within an acceptable timescale.

- 8. Prior to the stripping of soil from any part of the site (as shown edged red on Figure 003 Rev A: Method of Working Plan a received by the MPA on 7 December 2015), the approved scheme of archaeological investigation ref. 689.1 dated July 2002 as updated and modified in the supporting statement/document and Appendix 4 of this statement shall be implemented and the findings will be promptly reported to the MPA 9 months of the completion of on-site field work.

Reason: To ensure that adequate archaeological investigation and recording is undertaken prior to the development taking place, in accordance with Policy M3.24 of the MLP.

9. Vehicular access to and from the site shall only be taken from the existing access to the A638 as shown on Figure 2.

Reason: In the interests of highway safety and to accord with Policies M3.13 and M3.14 of the MLP.

10. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials on the surrounding public highway for the duration of the development. Such measures may include regular sweeping and cleaning of the access, vehicular circulation routes and the adjacent public highway. In the event that such measures prove inadequate, then within 2 weeks of a written request from the MPA a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented within one month of approval and thereafter maintained at all times.

Reason: In the interests of highway safety and to accord with Policies M3.13 and M3.14 of the MLP.

11. Prior to development within the area edged red on Figure 003 Rev A: Method of Working Plan and received by the MPA on 7 December 2015, a detailed scheme of working and restoration of those areas, including timings, shall be submitted for the approval of the MPA. The working and restoration scheme shall be in broad accordance with the concept plan Drawing No. M/R161/99/12 titled Stage 2 Indicative Restoration dated January 1999 and received by the MPA on 7 December 2015, shall be prepared with the aim of providing wetland habitats appropriate to the locality and provide for the planting to include species native to the local area and of stock of native genetic origin. The working and restoration schemes shall be undertaken as approved in writing by the MPA.

Reason: In the interests of maximising biodiversity and in accordance with Policy M3.17 of the MLP and Paragraph 118 of the NPPF.

12. No operations shall take place within a lateral distance of 10 metres from the railway boundary and outside that distance no excavation shall take place such as will encroach upon the plane created by a line drawn at 1 vertical to 1.5 horizontal downwards from the 10 metre standoff.

Reason: To ensure that the development does not affect the adjoining railway.

13. There shall be no interference with any drain or watercourse.

Reason: To ensure that the development does not affect the adjoining railway.

14. Storm or surface water associated with the permitted development will be discharged away from the railway tracks to the east.

Reason: To ensure that the development does not affect the adjoining railway.

15. All plant and machinery is to be positioned and operated such that no part of the equipment or any part of its load extends within 3 metres of the railway boundary.

Reason: To ensure that the development does not affect the adjoining railway.

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

- a) The use of water bowsers to dampen haul roads, material stockpiles, and other operational areas of the site;
- b) Internal roadway, storage areas and hard surfaces shall be regularly swept to keep them free of mud and debris likely to give rise to dust;
- c) The regular re-grading of internal haul roads;
- d) Bulk loads leaving the site shall be carried in enclosed or sheeted containers;
- e) The fitting of all mobile plant with exhaust systems which cannot be emitted in a downward direction;
- f) Soil storage mounds which are not to be used within 3 months shall be graded and seeded;
- g) The minimisation of exposed surfaces on soil mounds; and
- h) Upon the request of the MPA, the temporary suspension of mineral extraction and associated activities in periods of unfavourably dry or windy weather conditions.

Reason: In the interest of the amenity of nearby occupiers and land users and to accord with Policy M3.7 of the MLP.

17. Measures shall be taken to minimise noise levels by implementing best practice techniques. These shall include, but not necessarily be limited to, any or all of the following steps as appropriate:

- a) Maintenance of the site and haul roads to ensure good surface conditions and with as low a gradient as possible;
- b) Enforcement of speed limits for vehicles associated with minerals extraction travelling within the site of 12mph (20kph);
- c) Regular maintenance of site plant in accordance with manufacturer's specifications;
- d) Sequential, rather than simultaneous start-up of plant;
- e) Avoiding unnecessary revving of engines; and

f) Switching off plant when not in use.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the MLP.

18. Noise levels associated with the development, when measured at any residential property shall not exceed 52dB LAeq, 1 hour during the permitted working hours.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the MLP.

19. The operation of dewatering pumps may take place outside the permitting operating hours. Within these hours, the noise levels associated with this activity, when measured at any resident residential property shall not exceed 42dB LAeq, 1 hour.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the MLP.

20. Noise associated with the construction/removal of soil screen bunds, when measured at any residential property shall not exceed 70dB LAeq 1hour (free field) and such works shall be for a maximum duration of 8 weeks in any calendar year.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the MLP.

21. All mobile plant on site shall be fitted with effective silencers in accordance with the manufacturer's recommendations and maintained in accordance with the manufacturer's specifications.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the MLP.

22. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaway.

Reason: To prevent contamination to ground and surface water in accordance with Policy M3.8 of the MLP.

23. Prior to the recommencement of mineral extraction, the following schemes shall be submitted to and been approved in writing by the MPA:

- a) A groundwater level monitoring scheme; and
- b) Mitigation or remedial measures to maintain groundwater levels should there be any unacceptable dewatering effects on the surrounding environment. Any such scheme shall include a full assessment and interpretation of recorded groundwater levels and be reported to the MPA.

The scheme shall be fully implemented as approved by the MPA.

Reason: To prevent contamination to ground and surface water in accordance with Policy M3.8 of the MLP and protect the adjoining fishing lakes.

24. All vehicles used on the site shall carry spill kits to deal with any oil or fuel spillages.

Reason: To prevent contamination to ground and surface water in accordance with Policy M3.8 of the MLP.

25. 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 largest tank plus 10%. If there is multiple tankage the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of the interconnected tanks or vessels plus 10%. All filling points associated pipework, vents, gauges and sight glasses must be located within the bund or have secondary containment. 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/vessel overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent contamination to ground and surface water in accordance with Policy M3.8 of the MLP.

26. No materials may be burned or otherwise incinerated on the site. Any fire occurring shall be regarded as an emergency and immediate action taken to extinguish it.

Reason: To protect the amenity of nearby residential properties and land users and to prevent contamination to ground and surface water in accordance with Policy M3.8 of the MLP.

27. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence), the development hereby permitted shall only take place within the following hours: Mineral extraction, restoration and associated activities. Monday to Friday 0730-1800, Saturday 0730-1300; and on Sundays, Public or Bank Holidays these activities shall not occur. Outside these hours dewatering pumps may be used.

Reason: In the interest of amenity and in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

28. Any site clearance operations that involve the destruction or removal of vegetation, including felling, clearing and removal of trees, shrubs or hedgerows on the site, shall not be undertaken during the months of March to August inclusive.

Reason: To safeguard protected species and wildlife in the interests of nature conservation.

29. Prior to the commencement of development a method statement detailing vegetation management to deter reptiles from using the application site shall be

submitted to, and approved in writing by, the MPA. Thereafter, the vegetation management during the excavation phase of the development shall be carried out in accordance with the method statement hereby approved.

Reason: To safeguard protected species and wildlife in the interests of nature conservation.

30. Prior to the commencement of the development hereby permitted a survey shall be undertaken by a suitably qualified ecologist to identify the presence of any protected species within the application site. The methodology for carrying out the survey and the results of the survey shall be submitted to the MPA for formal approval in writing. In the event that protected species are identified, the survey report shall include a scheme of mitigation measures to protect such species affected by the development. The scheme of mitigation shall thereafter be implemented in full accordance with the approved details prior to commencement on site.

Reason: To safeguard protected species and wildlife in the interests of nature conservation.

31. Prior to the stripping of soil from any part of the site the location and design of soil storage mounds relative to the part of the site to be worked and their seeding down shall be agreed with the MPA and shall thereafter the bunds shall be constructed and seeded as approved.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

32. No stripping or storage of soil is to take place within 3m of any hedgerow boundary.

Reason: To ensure that the hedgerows are protected and maintained throughout the duration of the development.

33. The removal and spreading of topsoil shall only be undertaken during dry conditions. The topsoil shall be in a dry and friable condition, in a non-plastic state such that damage to its structure shall be avoided.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

34. There shall be no movement of heavy machinery over spread top soil other than for the purpose of aftercare.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

35. The MPA shall be notified in writing at least 5 working days before each of the following, where applicable:

- a) Overburden has been prepared ready for soil replacement to allow an inspection of the area before further restoration of this part of the site is carried out;

- 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 placement to allow an opportunity to inspect the completed works before commencement of any cultivation and seeding operations.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

36. Stocks of topsoil shall not exceed 3m in height and stocks of subsoil shall not exceed 4m in height.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

37. Plant and vehicles shall not cross any area of unstripped soils except where essential and unavoidable for the purposes of undertaking soil handling operations.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP

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

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

39. No tree is to be planted closer to the railway boundary than its mature height.

Reason: To ensure that the development does not affect the adjoining railway.

40. Prior to the placement of soils and any overburden, the final profile of the site shall be ripped using overlapping parallel passes;

- a) To provide loosening to a minimum depth of 450mm with tine spacing no wider than 0.6m; and
- b) Any rock, boulder or larger stone greater than 100mm 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 to a depth of not less than 2 metres below final contours. Decompaction of those areas not forming a waterbody shall be carried out in general accordance with the MAFF Good Practice Guide for Handling Soils Sheet 19: Soil Decompaction by Bulldozer Drawn Tines.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

41. Only low ground pressure machinery shall work on re-laid soil to place and level soils.

Reason: To ensure the conservation of soil resources and the satisfactory restoration of the site in accordance with Policy M4.3 of the MLP.

42. Details of the positioning, size, density, timing and species ratios of planting areas within Stage 2 shall be submitted as part of the scheme of working and restoration identified within Condition 11. Those details shall be implemented as approved.

Reason: In the interests of maximising biodiversity and in accordance with Policy M3.17 of the MLP and Paragraph 118 of the NPPF.

43. Following completion of minerals extraction and restoration of the site shall undergo aftercare management for a 5 year period.

Reason: To provide for aftercare of the restored site in accordance with Policy M4.9 of the MLP.

44. 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 M4.9 of the MLP.

45. Prior to any area being entered into aftercare, an aftercare scheme and strategy including management responsibilities and maintenance schedules shall be submitted to the MPA for its approval in writing. The strategy shall include the following details:

- a) Cultivations;
- b) Weed control;
- c) Sowing of seed mixtures;
- d) Soil analyses;
- 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) Management practices such as cutting vegetation, to include measures to deter waterbirds that are a potential threat of aviation safety;
- g) Tree protection;
- h) Remedial treatments;
- i) Irrigation; and
- j) Fencing.

The aftercare scheme shall be implemented as approved, or as modified at annual review meetings, throughout the aftercare period.

Reason: To provide for aftercare of the restored site in accordance with Policy M4.9 of the MLP.

46. Whilst the site is in aftercare, 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 45 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 M4.9 of the MLP.

47. By no later than the end of September following the replacement of topsoil in each area, the restored land shall be sown with a grass seed mixture, the basis of which shall be a species rich wildflower mix. The precise details of the seed mixture as to the species composition, proportion and sowing rate shall be agreed with the MPA before sowing takes place.

Reason: In the interests of maximising biodiversity and in accordance with Policy M3.17 of the MLP and Paragraph 118 of the NPPF.