

RECOMMENDED PLANNING CONDITIONS FOR PROPOSAL 2 – AMENDMENTS TO THE APPROVED RESTORATION SCHEME THAT RELATES TO APPROVAL 1/32/11/00020. (APPLICATION REF 1/22/00865/CDM)

Scope of the permission

1. This planning permission provides consent for the restoration of the Misson Quarry site as identified in red on Drawing No. JMH/R04-8 Extension to Misson Grey Sand Quarry: Site Plan and received by the MPA on 15th July 2011 in relation to granted planning permission reference 1/32/11/00020 with minor modifications made to the western boundary of the restoration scheme to facilitate the development of a further western extension. This permission comes into effect on the date of commencement of planning permission 1/22/00867/CDM

Reason To define the development as permitted and as varied under s73 of the Town and Country Planning Act 1990.

Approved Documents

2. From the commencement of the development to final restoration, a copy of this permission, including all plans and documents, and any schemes or details subsequently approved in accordance with this permission, shall always be available at the site and the terms and contents there of shall be made known to supervising staff at the site

Reason: To ensure site operatives are conversant with the terms of the planning permission.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:
 - a. Drawing No. JMH/R04-1 Extension to Misson Grey Sand Quarry: General Arrangements received by the MPA on 15th July 2011.
 - b. Drawing No. JMH/R04-2 Extension to Misson Grey Sand Quarry: Proposed Restoration Contours received by the MPA on 15th July 2011.
 - c. Drawing No. JMH/R04 -3 Extension to Misson Grey Sand Quarry: Proposed Restoration Planting including supporting Drawing No. JMH/R04-3 Revision A: Planting Schedule received by the MPA on 15th July 2011, amended by e-mail from John Hunt dated 26th October 2011.
 - d. Drawing No. JMH/R04-5 Extension to Misson Grey Sand Quarry: Local Features Map received by the MPA on 15th July 2011.

- e. Drawing No. JMH/R04-6 Extension to Misson Grey Sand Quarry: Site Location Plan received by the MPA on 15th July 2011.
- f. Drawing No. JMH/R04-7 Extension to Misson Grey Sand Quarry: Plan showing extent of land holdings received by the MPA on 15th July 2011.
- g. Drawing No. JMH/R04-8 Extension to Misson Grey Sand Quarry: Site Plan received by the MPA on 15th July 2011.
- h. Amended by, Drawing Ref: UKSD-00-10-0004, revision A05, dated 10th January 2023 and titled 'Proposed restoration plan' received by the MPA on 13th January 2023

Reason: For the avoidance of doubt.

Hours of Operation

4. Unless otherwise agreed in writing by the MPA, no operations or movement of plant or machinery shall take place outside the hours of 7am to 7pm Monday to Friday, 7am to 1pm Saturdays, nor at any time on Sundays or Public/Bank Holidays, except in the case of emergency. The MPA shall be informed in writing within 48 hours of any emergency that occurs such as to cause working outside these hours.

Reason: To protect local residents from noise disturbance in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

Ecology

5. During all phases of mineral extraction, site restoration and aftercare the operator shall ensure that an accessible route is provided within the quarry workings for protected species to travel through the site and access adjoining land thereby ensuring that protected species do not become trapped within the site.

Reason: In the interest of ensuring the safety of protected species and to satisfy policy set out within the National Planning Policy Framework.

6. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved in writing by the MPA, to ensure that breeding birds are not adversely affected.

Reason: In order to protect breeding birds.

Plant and Machinery

7. The details of the location, type, design and external appearance of all plant and machinery, approved by the MPA on 15 August 2005 to discharge

Condition 8 of permission reference 1/32/05/00006 shall be used throughout the period of the development.

Reason: To minimise visual impacts and noise emissions from quarrying operations in accordance with Policy DM1 of Nottinghamshire Minerals Local Plan.

8. Reversing alarms to be use on mobile plant operating on site shall be fitted and used only in accordance with such details as may be approved in writing by the MPA.

Reason: To protect local residents from noise disturbance in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

9. All vehicles, plant and machinery operated and used on site shall be fitted with effective silencers maintained in accordance with the manufacturers' recommendations and specifications.

Reason: To protect local residents from noise disturbance in accordance with the requirements of Policy DM1 of the Nottinghamshire Minerals Local Plan.

Access and Routing

10. Unless otherwise agreed in writing by the MPA, the number of heavy vehicles (a vehicle >7.5t gross laden weight) leaving the site in connection with the development hereby permitted and any other operational areas within the wider quarry complex shall not exceed 15 vehicles each operational day. The operator shall keep records of all HGV visits to the site and such records shall be supplied in writing to the MPA within two weeks of a request for such records being made by the MPA.

Reason: In the interest of highway safety and to protect local residents from disturbance caused by quarry traffic, in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

11. The operator shall take all reasonable steps to instruct all delivery vehicles entering and leaving the site to access from the south towards Newington thereby avoiding trafficking through Misson village. These steps shall include the issuing of instructions to all drivers to advise of the required route and the retention of the turn right signage at the exit of the quarry access throughout its operational life.

Reason: In the interest of highway safety and to protect residents of Misson village from disturbance caused by quarry traffic, in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

12. The existing access shown on plan JMH/RO4 – 1 (General Arrangements) received on 15th July 2011 shall be used by all quarry traffic. No other access shall be used by traffic entering or leaving the quarry.

Reason: To ensure satisfactory access to and from the site and to minimise the impact of the development on the local highway network in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

13. All vehicles transporting minerals from the site shall be fully covered with sheeting prior to them leaving the application site and entering the public highway.

Reason: To prevent mud and other deleterious material contaminating the highway in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

Groundwater Protection

14. The scheme for monitoring groundwater levels to discharge Condition 13 of planning permission 1/32/05/00006 shall be carried out in relation to the development hereby permitted throughout the period of mineral extraction and restoration. The results of ground water monitoring shall be submitted to the MPA in writing within 4 weeks of the monitoring being undertaken, and the monitoring shall inform the depth of quarrying excavations within the limits specified within Condition 6 above.

Reason: To ensure that mineral workings are undertaken at a level above the normal groundwater level thus protecting groundwater from contamination, in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

15. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface water, whether direct or via soakaways. The toilet facility serving the cabin office shall be of a sealed chemical type which shall be emptied at appropriate intervals by a licensed waste carrier for appropriate disposal.

Reason: In the interests of protecting groundwater from contamination, in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

16. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the banded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of their aggregate storage capacity, whichever is the greater. All filling points, vents, and sight

glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason: In the interests of pollution control in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

Buildings, fixed plant and machinery

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no buildings, fixed plant or machinery, structures, lights, fences or private ways shall be erected, installed or otherwise replaced within the application site without the prior written approval of the MPA.

Reason: To safeguard the amenities of the area.

Dust/Mud

- 18 Measures shall be employed to ensure that dust and mud generated within the site are kept to a minimum and contained within the site. These measures shall include, but not necessarily be restricted to:

- a. The use as appropriate of a dust suppression system throughout all working areas;
- b. The use as appropriate of water bowsers and/or spray systems to dampen the access roads, vehicle circulation and manoeuvring areas;
- c. The maintenance of the access road in a good state of repair and its regular sweeping to ensure that it is kept clean and free of mud and other debris;
- d. The temporary cessation of processing during periods of extreme dry and windy weather.

In the event that a complaint is received regarding dust or mud arising from the operation of the site which the MPA consider may be justified the operator shall within 1 month of a written request of the MPA prepare and submit a mitigation strategy to remedy the nuisance. The site shall thereafter operate in compliance with the mitigation strategy throughout its operational life.

Reason: To minimise disturbance from mud and dust in accordance with Policies DM1 and DM9 of the Nottinghamshire Minerals Local Plan.

19. No HGV shall leave the site without first using the wheel cleaning facilities to ensure that no mud or other deleterious material is deposited on the public highway. The wheel cleaning facilities shall be maintained in an effective state for the duration of the development. In the event that these measures are not effective, additional measures shall be installed to give effect to this requirement within 4 weeks of a written request from the MPA.

Reason: In the interests of highway safety, and to accord with Policy DM9 of the Nottinghamshire Minerals Local Plan.

Aftercare

20. The aftercare scheme submitted on 11 April 2007, and approved on 23rd May 2007 to discharge Condition 71 of permission reference 1/32/05/00006, shall be implemented throughout the five year period following the replacement of soils on the site. The date of commencement of aftercare of the site commenced on 1 March 2019 following the planting of the last woodland block and the 5 year aftercare period for that phase shall run from this date.

Reason: To ensure proper aftercare management of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.