

## RECOMMENDED PLANNING CONDITIONS

### Commencement

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 operator shall provide written notification to the Mineral Planning Authority (MPA) at least seven days but no more than fourteen days prior to:
  - a. The commencement of the development hereby permitted.
  - b. The date of commencement of mineral extraction in any phase.
  - c. The date of completion of mineral extraction in any phase.
  - d. The completion of mineral extraction.

*Reason: To assist with the monitoring of the planning permission.*

### Development Granted Planning Permission

3. This permission relates to the completion of sand and gravel extraction within Besthorpe Quarry, an eastern extension to the quarry with restoration to water-based nature conservation and the retention of existing plant site, access and ancillary facilities. Except where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the details contained within the planning application submission received by the MPA on 21<sup>st</sup> October 2019 as amended by the Reg. 25 submission received by the MPA on 30<sup>th</sup> June 2020 and detailed on the following drawings:
  - a. Drawing No. B302-00018: Location Plan dated 10/10/2019 and received by the MPA on 17/10/2019.
  - b. Drawing No. B302-0019: Site Plan dated 10/10/2019 and received by the MPA by the MPA on 17/10/2019.
  - c. Drawing No's. B302PH1R18 – B302PH7R18: Eastern Extension – Phases 1-7 Development dated 04&05/09/2019 and received by the MPA on 17/10/2019.

- d. Drawing No. B302E119 Rev. A – Eastern Extension Phasing of Development dated 19/06/2020 and received by the MPA on 30/06/2020
- e. Drawing No. B302PH8R18 Rev. A – Eastern Extension Final Restoration dated 04/06/2020 and received by the MPA on 30/06/2020.

*Reason: For the avoidance of doubt and to assist with the monitoring of the planning permission.*

#### Duration of Planning Permission

4. All sand and gravel extraction operations shall cease within fifteen years of date of commencement, as notified under condition 2 above. The site shall be restored within two years of the completion of sand and gravel extraction.

*Reason To secure proper restoration of the site within an acceptable timescale and in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.*

#### Access

5. There shall be a maximum of 220 HGVs trips into and out of the site each week (440 two-way movements). Written records shall be maintained of all HGV movements into and out of the site. 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 M3.13 of the Nottinghamshire Minerals Local Plan.*

6. There shall be no vehicular or pedestrian access for the purpose of extraction or restoration or any activities ancillary to those operations from any other point on the boundary of the site other than the access point to the A1133 as shown on Drawing No. B302-0019: Site Plan dated 10/10/2019 and received by the MPA on 17/10/2019. Any gates on this road shall be set back a minimum of 18 metres away from the edges of the carriageway of the A1133 and shall open inwards. Visibility splays of 4.5m x 225 metres shall be maintained and the area within that splay shall be kept clear of any obstruction over 900mm in height. Carriageway markings and give way signs shall be maintained to the satisfaction of the MPA at all times.

*Reason: In the interests of highway safety and in accordance with Policy M3.13 of the Nottinghamshire Minerals Local Plan.*

7. Wheel-cleaning facilities shall be used by all outbound HGVs. In the event that the approved wheel-cleaning facilities prove inadequate, then within one

month 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 in accordance with the approved details and thereafter maintained at all times.

*Reason: In the interests of highway safety and in accordance with Policy M3.12 of the Nottinghamshire Minerals Local Plan.*

8. The loads of all HGVs shall be fully sheeted prior to them leaving the site.

*Reason: In the interests of highway safety and in accordance with Policy M3.12 of the Nottinghamshire Minerals Local Plan.*

### Phasing

9. Extraction operations shall progress sequentially in accordance with Drawing No. B302E119 Rev. A – Eastern Extension Phasing of Development dated 19/06/2020 and received by the MPA on 30/06/2020 and the sequence of phasing drawings ref: B302PH1R18 – B302PH7R18: Eastern Extension – Phases 1-7 Development dated 04&05/09/2019 and received by the MPA on 17/10/2019.

*Reason To ensure the phased extraction and restoration of the site in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.*

10. 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 M4.1 of the Nottinghamshire Minerals Local Plan.*

### Working Hours

11. Extraction and processing of sand and gravel and associated HGV movements shall only take place between the hours of 7.00 am and 6.00 pm on weekdays, between the hours of 7.00 am and 1.00 pm on Saturdays and not at all on Sundays, Public or Bank Holidays, except in cases of emergency which shall be notified to the MPA in writing within 48-hours of their occurrence. Quarry dewatering may be undertaken on a 24-hour basis subject to the use of 'super-silenced' pumps which shall not generate greater than 42dB LA<sub>eq,1h</sub> at the façade of any residential property.

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

### Flood Protection and Watercourses

12. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) report reference 2428/FRA Final Version F3 compiled by Hafren Water in January 2020 and in particular the Emergency Procedures plan including flood evacuation procedures incorporated within Appendix 2428/FRA/A5 of this report, notably the following mitigation measures it incorporates.
- No additional fixed plant or infrastructure will be placed within the existing quarry and there shall be no ground raising or other structures within the extension.
  - There shall be a stand-off distance of at least 20 metres from the bank of the Fleet.
  - No soil or overburden bunds will be located above existing ground levels within the proposed extraction area, as detailed in section 6.2.1 of the FRA.
  - Ground levels for the entire restored site will be set below pre-development levels, providing additional floodwater storage.
  - The restoration phase of the development shall include a mechanism to allow captured flood water to recede in a controlled manner.

*Reason: To prevent unacceptable impacts to water and flood flows and flood water storage capacity and to ensure compliance with Policy M3.9 of the Nottinghamshire Minerals Local Plan.*

13. Prior to the commencement of the development a flood risk management/emergency evacuation plan for the site shall be submitted to the MPA and approved in writing. The mitigation measures shall be fully implemented in accordance with the scheme approved in writing.

*Reason: To maintain acceptable flood evacuation from the site and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment. The details are required prior to the commencement of the development to ensure staff, plant and machinery are protected from flooding throughout the life of the quarry.*

14. Prior to the commencement of quarry dewatering there shall be submitted to and agreed in writing by the MPA a scheme to protect water levels and flow rates within the River Fleet watercourse. The submitted scheme shall

incorporate documentation setting out the existing seasonal flow rates and water depths in the Fleet, details of mitigation measures to offset any negative impacts from quarry dewatering and a scheme for monitoring flow rates throughout the life of the quarry development. Pumping shall cease at times when the outfall sluice gates at Oak Doors and Collingham Sluice are shut due to high water levels in the River Trent. The scheme shall be implemented in accordance with the scheme approved in writing by the MPA and maintained throughout the operational life of the quarry.

*Reason: To maintain existing flow rates within the River Fleet watercourse and ensure compliance with Policy M3.8 (Water Environment) of the Nottinghamshire Minerals Local Plan.*

15. Prior to the commencement of quarry dewatering within either phases E2 or E3 there shall be submitted to and agreed in writing by the MPA a scheme for the monitoring of water levels of any water extraction boreholes located in a potential sphere of influence of the quarry dewatering activities. The submitted scheme shall also incorporate mitigation measures to off-set any negative impacts resulting from the lowering of water levels in the boreholes. The approved scheme shall be implemented at all times when quarry dewatering is carried out in either phase E2 or E3.

*Reason: To maintain water levels within water extraction boreholes located to the south of the eastern extension and to ensure compliance with Policy M3.8 (Water Environment) of the Nottinghamshire Minerals Local Plan.*

16. Prior to the commencement of mineral extraction within Phase D3 or D4 there shall be submitted to and agreed in writing by the MPA a scheme setting out a methodology for clay placement along the northern side wall of the quarry. The clay placement scheme shall be implemented in accordance with the details and timetable approved by the MPA and thereafter maintained at all times whilst the quarry void is dewatered.

*Reason: To reduce the level of dewatering of groundwater levels along the northern boundary and their influence on Besthorpe Meadows SSSI and to ensure compliance with Policy M3.8 (Water Environment) of the Nottinghamshire Minerals Local Plan.*

17. The development hereby permitted shall not be commenced until such time as a scheme for monitoring local water features not specifically covered by Conditions 14, 15 and 16 has been submitted to, and approved in writing by, the MPA. The scheme shall, where necessary, be supported by detailed calculations and include a programme for future monitoring and, if required, mitigation measures. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the MPA.

*Reason: To minimise and avoid adverse impacts for quarry dewatering and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment. The details are required prior to the commencement of the development to ensure staff, plant and machinery are protected from flooding throughout the life of the quarry.*

18. 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 M3.8 of the Nottinghamshire Minerals Local Plan.*

19. Clean water from the final settlement lagoon shall continue to be pumped into Mons Pool to maintain water levels within this wetland habitat up to a limit of 5,000 m<sup>3</sup>/day and an instantaneous discharge rate of up to 150 l/s throughout all periods of quarry dewatering.

*Reason: To maintain water levels within Mons Pool and to ensure compliance with Policy M3.8 (Water Environment) of the Nottinghamshire Minerals Local Plan.*

20. Any facilities, above ground, 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%. 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 ensure that the proposed development does not harm the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.*

#### Archaeological Investigation

21. The development shall be carried out in accordance with a written scheme of archaeological investigation to be submitted to and agreed in writing by the MPA prior to the commencement of the development. Should any archaeological remains of national significance be discovered they must be reported immediately to the MPA and operations in the vicinity of the

discovery shall cease and shall not recommence until appropriate contingency arrangements have been agreed in writing between the operator, their archaeological consultants and the MPA. All work shall be implemented in full accordance with the agreed written scheme of treatment, subject to any modifications which may be agreed in the event that nationally significant archaeological features are identified within the site. The condition will not be discharged until the final report on the archaeological work has been submitted to and approved in writing by the MPA.

*Reason To ensure that that adequate archaeological investigation and recording is undertaken prior to mineral extraction taking place, in accordance with Policy M3.24 of the Nottinghamshire Minerals Local Plan. The archaeological investigation scheme is required prior to the commencement of the development to ensure that any archaeological remains within the site are appropriately investigated.*

22. Any archaeologist nominated by the MPA shall be afforded access to the site at all reasonable times by prior appointment and be allowed to observe operations on site and record items of interest and finds.

*Reason: In the interests of archaeology and in accordance with Policy M3.24 of the Nottinghamshire Minerals Local Plan.*

#### Overhead Power Cables

23. Prior to the commencement of soil stripping operations within 30m either side of the high voltage electricity cables which cross the site, there shall be submitted to and approved in writing by the MPA a scheme to ensure that quarry operations are safely undertaken and do not interfere with the overhead power cables. The scheme shall thereafter be implemented in accordance with the details approved by the MPA and maintained throughout the operation life of the quarry.

*Reason: To ensure the safe operation of machinery and plant in proximity to the overhead power cables.*

#### Floodlighting

24. No additional floodlighting shall be installed on the site without the prior written consent of the MPA. In the event that written consent is sought for floodlighting, the operator shall provide a specification of the proposed floodlighting including its location, angling, shielding and hours of operation which shall be submitted to and approved in writing by the MPA prior to its installation on site. Development shall be carried out in accordance with the approved details.

*Reason To minimise visual impacts from the quarry development in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan and to minimise disturbance to bat activity and their roosts.*

### Storage Heights

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

*Reason In the interest of visual amenity and to ensure compliance Policy M3.3 of Nottinghamshire Minerals Local Plan.*

### Footpath Protection

26. Prior to soil stripping commencing within the eastern extension of Besthorpe Quarry, the public path protection and crossing scheme for the North Collingham Byway No. 41 to shall be implemented in accordance with the details set out within paragraphs 63-79 of the Regulation 25 submission received by the MPA on 30<sup>th</sup> June 2020 to regulate the provision of signage which shall include reference to the presence of cyclist on the Trent Valley Trail, speed limits, visibility, and surfacing. The public path protection measures shall thereafter be maintained throughout the operational life of the quarry in accordance with the above details.

*Reason: To maintain public access along North Collingham Byway No. 41 throughout the operation life of the quarry, in accordance with the requirements of Policy M3.26 of the Nottinghamshire Minerals Local Plan.*

### Noise

27. 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 limits measured as Equivalent Continuous Noise Level for a 1 hour LAeq. The noise assessment should take account of other extraneous noise sources in the calculation of operational noise levels.

Location	Recommended Site Noise Limit at Residential Dwellings dB LAeq,1h (free-field)
West View Farm	52dB LAeq,1h
Brickyard Cottage	52dB LAeq,1h



Pitomy Drive	55dB LAeq,1h
Ferry Lane Ferry	48dB LAeq,1h
Wharf Cottage	55dB LAeq,1h

*Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

28. Notwithstanding the requirements of Condition 27 above, for temporary operations such as soil stripping, soil 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 weeks in a year at any individual noise sensitive property and the dates of these occurrences shall be notified 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 M3.5 of the Nottinghamshire Minerals Local Plan.*

29. Noise monitoring shall be carried out on a six-monthly basis or at such other intervals as may be agreed in writing with the MPA following the commencement of the development. The noise monitoring shall utilise sample measurements taken from the five properties identified within Condition 27. The measurements shall incorporate LAeq data with a record of date, time, prevailing weather conditions and comments on any significant noise sources which are audible. These results shall be submitted to the MPA within one month of their measurement. Should these results indicate that Conditions 27 or 28 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 25 and 26.

*Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

30. All plant and machinery used on the site shall be regularly serviced and appropriately silenced in accordance with the manufacturers' instructions. The plant and machinery shall be switching off when not in use.

*Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

31. 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 M3.5 of the Nottinghamshire Minerals Local Plan.

#### Dust

32. 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 bowsers to dampen haul roads, stock-piles and other operational areas of the site;
- b. The sweeping of access and haul roads, where necessary;
- d. The minimisation of drop heights during loading and unloading of sand and gravel;
- e. Limiting on-site vehicle speeds;
- f. The use of sealant as appropriate to create a crust on dusty surfaces.
- g. The temporary suspension of mineral processing, mineral extraction or soil movements during periods of unfavourably dry or windy weather conditions.

*Reason* To ensure that dust impacts associated with the operation of the development are minimised in accordance with the requirements of Policy M3.7 of the Nottinghamshire Minerals Local Plan.

#### Landscape Protection and Planting

33. A hedgerow management strategy to identify opportunities to enhance, plant up gaps and extend the length of boundary hedgerows and allow the hedgerows to grow larger and thicker shall be submitted to and agreed in writing by the MPA within one month of the commencement of the development. The hedgerow management strategy shall be implemented for the life of the quarry including its aftercare period in accordance with the approved details.

*Reason:* To protect the integrity of the boundaries of the site in accordance with Policy M3.4 of the Nottinghamshire Minerals Local Plan and provide opportunities for ecological enhancements.

34. Within one month of the commencement of the development a scheme for the planting and management of a screen planting area along the southern boundary of the eastern extension shall be submitted to and agreed in writing by the MPA. The scheme shall generally accord with the details set out within paragraphs 14 – 17 of the Reg. 25 submission received by the MPA on 30<sup>th</sup> June 2020. The southern boundary screen shall be implemented in accordance with the approved details in the first planting season following the commencement of the planning permission and thereafter managed in accordance with the approved scheme for the operational life of the quarry and the subsequent aftercare period.

*Reason: In the interest of providing a visual screen between the quarry workings and Collingham village, in accordance with Policy M3.4 of the Nottinghamshire Minerals Local Plan and provide opportunities for ecological enhancements.*

### Ecology

35. No development shall take place until the details of a Construction Method Statement to regulate the ecological effects of the development is submitted and approved in writing by the MPA. The Construction Method Statement shall mitigate for any negative adverse impact on habitats and species in and around the development site and specifically incorporate method statements relating to:
- a. Arrangements for the management of buffer zones and retained habitats alongside watercourses, hedgerows and retained trees incorporating details of fencing/demarcation, the arrangements for the exclusion of plant, machinery and material storage, and management provisions.
  - b. Where field margins/buffer zones are to be widened or where new field margins are to be created, these shall be sown with a native species rich meadow mix, such as Naturescape's "Long-season Meadow Mix CN5" that consists of a species mix similar to the existing species-rich field margins.
  - c. All field margins shall be cut once per year in September on a two-year rotation, and some longer sward retained so that cover and shelter is continuously available for faunal species.
  - d. Arrangements for the installation of bat boxes.
  - e. Arrangements for the installation of 20 nesting boxes.
  - f. Arrangements for the maintenance of a buffer zone around the barn own nest site during the bird breeding season.

- g. Arrangements for the gapping up of the hedgerows along the northern boundary of the site.
- h. All retained hedges should be cut on a 3-year cycle, in rotation, thus ensuring that dense, habitat suitable for breeding birds and winter food is present during the entire scheme.
- i. Arrangements for the installation of warning/visual markers on the powerlines to improve their visibility and reduce the likelihood of collisions with birds with a requirement to install the visual markers within 6 months of the commencement of extraction in the extension area.
- j. Arrangements for a finger-tip search for amphibians within the central hedgerow in Phase D prior to its removal.
- k. Details of measures to safeguard protected species including monitoring of inactive holes prior to the commencement of development and stand-offs to sensitive areas.
- l. Soil stripping within phases D3 and D4 shall be undertaken outside the bird nesting season.

The development shall thereafter be carried out in full accordance with the approved Construction Method Statement and any identified timetables throughout the operational life of the quarry.

*Reason In the interest of protecting species and their habitats, in accordance with government policy set out within the National Planning Policy Framework. The construction method statement is required prior to the commencement of the development to ensure that any protected species any ecological sensitive features are satisfactorily protected at all stages of the quarry development.*

- 36. No development shall take place until a schedule of works to provide off-site habitat improvement works to create an area of small ponds and wetland scrapes and turtle dove habitat in the field to the east of the Fleet edged blue on Drawing No. B302-0018 Location Plan dated 10-10-2019 have been submitted to and approved in writing by the MPA. The submitted scheme shall incorporate details of engineering, planting, seeding, timetabling and management of the land throughout the operational life of the quarry and associated 10-year aftercare period. The off-site habitat improvement works shall thereafter be provided and managed in accordance with the scheme approved in writing by the MPA.

*Reason: To mitigate for any adverse ecological impacts resulting from the development in accordance with government policy set out within the National Planning Policy Framework. The off-site habitat improvement scheme is required prior to the commencement of the development to ensure that satisfactory mitigation is in place to*

*compensate for any adverse ecological effects resulting from the site clearance works carried out at the start of the development.*

37. 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 of an ecological appraisal undertaken by an appropriately qualified person.

*Reason To ensure that breeding birds are not adversely affected by the development in accordance with government policy set out within the National Planning Policy Framework.*

38. 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 the 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 government policy set out within the National Planning Policy Framework.*

39. Prior to any vegetation clearance within any phase of the development a walk-over survey shall be carried out by an appropriately qualified ecologist to ensure that no badger setts have become established within the working area. The results of the walk-over survey shall be submitted in writing to the MPA. If badgers are present, a working design, method and timetable to mitigate any undue adverse effects on these species 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 Government policy set out within the National Planning Policy Framework.*

40. Any trenches left overnight should have a sloping end or ramp to allow any animals that may fall in to escape. Any pipes that are over 200mm in diameter should be capped off overnight to prevent animals from entering.

*Reason In the interest of protecting species in accordance with government policy set out within the National Planning Policy Framework.*

41. Any protected amphibians or reptiles encountered during the operational life of the quarry shall be removed carefully by hand and moved to a safe location.

*Reason In the interest of protecting species in accordance with government policy set out within the National Planning Policy Framework.*

#### Controls over Future Development

42. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any future replacement order) no fixed plant or machinery shall be erected on the site until full details have been submitted to and approved by the MPA.

*Reason: In the interest of visual amenity and to ensure compliance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.*

#### Soil Stripping, Handling, Storage and Replacement

43. 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

44. 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

45. All soil handling shall be carried out in accordance with the Ministry of Agriculture, Fisheries and Food 'Good Practice Guidance for Handling Soil' (2000) and the DEFRA 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

*Reason: To ensure proper restoration and in accordance with Policy M4.3 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 to be stripped;
- b. Details of where the soils will be placed either for direct placement as part of phased restoration operations, or their storage within mounds including the arrangements for grass seeding any storage mound which is retained on site for more than six months;
- 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

47. The topsoil and subsoil shall be stripped to its full depth.

*Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

49. Soil stripping shall not commence until any standing crop or vegetation has been cut and removed from the area to be stripped.

*Reason To ensure proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.*

50. Topsoil, subsoil, and soil making material shall only be stripped when it is 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

51. All soil storage mounds within the site shall 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

52. 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

53. Soils shall only be replaced on those parts of the site which are restored above water level when the ground on which they are to be placed is 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 M4.3 of the Nottinghamshire Minerals Local Plan.*

54. 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 M4.3 of the Replacement Minerals Local Plan.*

### Restoration

55. The phased restoration plan and landscaping scheme for the total application site shall be carried out in accordance with Drawing No. B302PH8R18 Rev. A – Eastern Extension Final Restoration dated 04/06/2020 and received by the MPA on 30/06/2020. The implementation of the restoration and landscaping scheme shall be carried out progressively in general compliance with the timetable shown on Drawing no.'s B302PH1R18 – B302PH7R18: Eastern Extension – Phases 1-7 Development dated 04&05/09/2019 and received by the MPA on 17/10/2019. The backfilled material shall be levelled and graded in accordance with the restoration contours identified on the plan.

*Reason: To ensure proper restoration and in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.*

56. At the completion of each phase of restoration the operator shall meet on site with representatives of the MPA, and other parties with an interest in the land. The purpose of the meeting shall be to agree that the replacement material conforms generally with the landform and levels as set out in the agreed restoration plan.

*Reason: To ensure proper restoration and in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.*

57. All processing plant within the plant site area including their foundations shall be removed following the substantial cessation of mineral extraction from this site. The plant site shall thereafter be restored in accordance with the details shown on Drawing No. B302PH8R18 Rev. A – Eastern Extension Final Restoration dated 04/06/2020 and received by the MPA on 30/06/2020.

*Reason: To ensure proper restoration and in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.*

## Aftercare

58. Following restoration the eastern extension area as shown on Drawing No. B302PH8R18 Rev. A – Eastern Extension Final Restoration dated 04/06/2020 and received by the MPA on 30/06/2020 shall undergo aftercare management for a 10 year period.

*Reason To provide for aftercare of the restored site in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan.*

59. 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 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 Nottinghamshire Minerals Local Plan.*

60. An aftercare scheme and strategy shall be submitted for the written approval of the MPA no later than 6 months of the completion of mineral extraction in the previous 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 M4.10 of the Nottinghamshire Minerals Local Plan.*

61. 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 60(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 M4.10 of the Nottinghamshire Minerals Local Plan.*

62. The aftercare programme shall be implemented in accordance with the details approved under Condition 60 above, as amended following the annual site meeting referred to in Condition 61 above.

*Reason To provide for aftercare of the restored site, in accordance with Policy M4.10 of the Nottinghamshire Minerals Local Plan.*

#### Cessation of Workings

63. Should, for any reason, the winning and working of minerals from the application site cease for a period in excess of 6 months which in the reasonable opinion of the MPA constitutes a permanent cessation of mineral extraction, 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 to the MPA. Such a scheme shall include a schedule of timings, final contours, provision of soiling, 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 achieve a satisfactory restoration of the site in the event of premature closure of the site.*

64. 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 58-62 above.

*Reason: To achieve a satisfactory restoration of the site in the event of premature closure of the site.*

#### **Note to Applicant**

1. The applicant will be required to secure the necessary approvals for a temporary diversion of Public Footpath No. 17C during phase E3 to extract the underlying minerals.
2. Gas apparatus has been identified in the vicinity of the proposed works. The consultation response from Cadent (Gas) received by the MPA on dated 15th November 2019 is enclosed.
3. Your attention is drawn to the consultation response from the Trent Valley Internal Drainage Board dated 16<sup>th</sup> December 2019, within which they identify

the need to obtain the board's consent for carrying out works within 9m of a watercourse, or works which alter flow rates in the watercourse.

4. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at [www.stwater.co.uk](http://www.stwater.co.uk) or by contacting Severn Trent Water New Connections Team (01332 683369).
5. Nottinghamshire Wildlife Trust state that they will shortly carry out engineering works to increase moisture levels in the SSSI and request Tarmac to liaise with them and allow the interception of water outfalls from the quarry outfall to increase moisture levels in Besthorpe Meadows SSSI.