

PROPOSAL 2: VARY CONDITIONS 7 AND 8 OF PLANNING CONSENT 3/04/00394/CMM TO ALLOW AN EXTENSION TO THE DURATION OF QUARRY WORKINGS UNTIL 31ST DECEMBER 2035 (CURRENTLY 31ST AUGUST 2016) WITH FULL SITE RESTORATION TO BE COMPLETED BY 31ST DECEMBER 2036.

NEWARK AND SHERWOOD DISTRICT REF. NO.: 3/16/01340/CMM

Commencement of Planning Permission

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

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

- 2 The date of commencement shall be notified in writing to the Mineral Planning Authority (MPA) at least 7 days but not more than 14 days prior to the permission being implemented.

Reason: For the avoidance of doubt.

Scope of Planning Permission

- 3 This permission is for the retention of the Girton Quarry Plant site and associated access road and the subsequent extraction of the underlying sand and gravel for an extended duration until 31st December 2035 and the restoration of the site to be completed by the 31st December 2036. The development shall be carried out in accordance with the details contained within the Environment Statement submitted to the MPA on 8th August 2016 and the two subsequent Regulation 22 responses received by the MPA on 20th December 2016 and 7th February 2017 and shown on the following drawings, except where amendments are made pursuant to the other conditions attached to the permission which are approved in writing by the MPA:

- a. Drawing No. G011/00159: Location Plan – Girton Quarry dated 24th June 2016 and received by the MPA on 8th August 2016.
- b. Drawing No. G011/00160: Site Plan – Girton Quarry dated 24th June 2016 and received by the MPA on 8th August 2016.
- c. Drawing No. G11QDPH906.PDF: Amendments to Phasing Plan – Girton Quarry dated October 2006 and received by the MPA on 8th August 2016.
- d. Drawing No. G11SOILS116.PDF: Soils in Store at June 2016 – Girton Quarry dated 14/06/2016 and received by the MPA on 8th August 2016.
- e. Drawing No. G011/00162/A: Restoration Plan – Girton Quarry dated 07/02/2017 and received by the MPA on 7th February 2017.

- f. Drawing No. G11/145b: Restoration Proposals (Historical Plant Site) dated September 2007 and received by the MPA on 8th August 2016.
- g. Drawing No. G11RE116.PDF: Proposed Interim Restoration areas – Girton Quarry dated 16/06/2016 and received by the MPA on 8th August 2016.
- h. Drawing No. G11RE216.PDF: Proposed Interim Restoration Final Landform – Girton Quarry dated 16/06/2016 and received by the MPA on 8th August 2016.

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: 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 be completed by 31st December 2035. The processing plant and associated buildings/structures shall be removed from the site and the site shall be restored within 12 months of the cessation of sand and gravel extraction operations on the site, or by 31st December 2036, whichever is the sooner.

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

Buildings, Fixed Plant and Machinery

5. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, no buildings, fixed plant, or machinery including any replacement crushing and screening plant and mobile accommodation shall be erected or placed on the site without the prior approval of the MPA.

Reason: To enable the MPA to regulate all new buildings, fixed plant or machinery installed on the site.

Access

6. The quarry access road shall be maintained with a hard-wearing surface throughout the duration of the development. Any gates shall be set back a minimum of 20 metres away from the edge of the A1133 road carriageway and shall open inwards.

Reason: In the interests of road safety and to ensure compliance with Policy M3.12 of the Nottinghamshire Minerals Local Plan.

7. All outbound vehicles shall use the wheel cleaning facilities which shall be maintained in an effective state for the duration of the development so that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway.

Reason: In the interests of road safety and to ensure compliance with Policy M3.12 of the Nottinghamshire Minerals Local Plan.

8. The loads of all vehicles transporting minerals from the site shall be fully covered by sheeting prior to leaving site.

Reason: In the interests of road safety and to ensure compliance with Policy M3.12 of the Nottinghamshire Minerals Local Plan.

Hours of Working

9. Except in emergencies when life, limb or property are in danger and which are to be notified to the MPA within 48 hours of their occurrence, Heavy Goods Vehicles shall not enter or leave the site except between the hours of 7:00am to 6:00pm Monday to Friday, 7:00am to 1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.

Reason: To ensure operational hours are appropriately regulated in accordance with Nottinghamshire Minerals Local Plan Policy M3.5.

Storage Heights

10. Stockpiles of 'as dug' sand and gravel, or processed mineral shall not exceed 7m.

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

Noise

11. Except for temporary operations, the Equivalent Continuous Noise level, LAeq, 1h, at Girton Grange due to operations on the site shall not exceed 55dB LAeq. The criterion level is expressed as hourly free field LAeq figure. Measurements taken to check the compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

Reason: To ensure noise levels are appropriately regulated in accordance with the requirements Policy M3.5 of the Nottinghamshire Minerals Local Plan.

12. For temporary operations such as soil stripping, bund formation and restoration, the LAeq level at any noise sensitive properties shall not exceed 70 dB(A), expressed in the same manner as above. 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 to any individual noise sensitive property.

Reason: To ensure noise levels are appropriately regulated in accordance with the requirements Policy M3.5 of the Nottinghamshire Minerals Local Plan.

13. No excavated minerals shall be transported from the working face to the plant site other than by means of an electrically driven conveyor, unless otherwise agreed in writing by the MPA.

Reason: To ensure noise levels are appropriately regulated in accordance with the requirements Policy M3.5 of the Nottinghamshire Minerals Local Plan.

14. All plant, machinery, and vehicles used on the site shall incorporate noise abatement measures and shall be silenced at all times in accordance with the manufacturers' recommendations.

Reason: To ensure noise levels are appropriately regulated in accordance with the requirements Policy M3.5 of the Nottinghamshire Minerals Local Plan.

15. No reversing warning device shall be used on any mobile plant except in accordance with details previously agreed in writing by the MPA.

Reason: To ensure noise levels are appropriately regulated in accordance with the requirements Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Dust

16. Dust emissions shall be managed within the operation of the site. Dust control measures shall include, but not be limited to, any or all of the following steps as appropriate:

- The use of water bowsers to dampen haul roads and other operational areas of the site;
- The sweeping of access and haul roads, where necessary;
- The use of conveyors to transport excavated mineral to the plant site;
- The minimisation of drop heights during loading of sand and gravel;
- Upon request of the MPA, the temporary suspension of mineral processing during periods of unfavourably dry or windy weather conditions.

Reason: To ensure dust emissions from the site are appropriately regulated in accordance with the requirements Policy M3.7 of the Nottinghamshire Minerals Local Plan.

Protection of Public Footpath

17. The existing signage which informs users of the haul road of the location of Spalford Footpath No. 1A crossing point shall be retained throughout the life of the site. The operator shall insure that drivers accessing the site are made aware of the location of the footpath.

Reason: To protect the safety of footpath users in accordance with Policy M3.26 of the Nottinghamshire Minerals Local Plan.

Protection of Ground and Surface Water

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

Reason: To minimise risks from pollution in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

19. Prior to being discharged into any watercourse, surface water, sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To minimise risks from pollution in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

Landscape Management and Supplementary Planting

20. The landscape planting listed below shall be maintained in accordance with good arboricultural practice for the duration of the development.

- the retention of existing planting within the Old Trent Oxbow Local Wildlife Site;
- the linear row of planting on the south east boundary of the plant site;
- the hedgerow adjacent to the A1133 Gainsborough Road.

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

Soil Storage

21. All soils and soil making materials shall be stored and replaced in accordance with the Development Proposals set out in Pages 8-31 of the Supporting Statement (The Statement) dated June 1998 submitted with planning application 3/98/0800, unless modified by this schedule of conditions, or as otherwise may be approved in writing by the MPA.

Reason: To ensure satisfactory handling and preservation of the soil resource in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

22. Stocks of topsoil shall not exceed 3m in height and stocks of subsoil shall not exceed 5m in height. All storage mounds that remain in situ for more than 6 months or over winter shall be seeded down with grass and maintained in a weed free condition.

Reason: To ensure satisfactory handling and preservation of the soil resource in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

23. Annually, from the date of commencement a submission including the following details shall be submitted to the MPA for its approval in writing:

- A plan detailing those areas of the site which have been worked and restored; are currently operational, (including haul routes and plant site) and those which have yet to be worked;
- Details of the location of all soil stores on the site including the soil types and volume;
- An assessment and review of the soils available on site to meet the outstanding approved restoration requirements;
- If the review of the soils available on site indicates that these soils cannot restore any areas which are operational at the time then the submissions shall detail how any shortfall or surplus of soil will be addressed.

Reason: To ensure satisfactory preservation of the soil resource in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

Restoration of Plant Site

24. The plant site and access road shall be restored on or before 31st December 2036 in accordance with Drawing No. G011/00162/A: Restoration Plan – Girton Quarry dated 07/02/2017 and received by the MPA on 7th February 2017. A specification of soil depth and profile to be used to facilitate the restoration of the site shall be agreed in writing with the MPA prior to the commencement of restoration works.

Reason: To ensure satisfactory restoration of the site in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

25. All operations involving soil placement and cultivation treatments shall only be carried out when the full volume of the soil involved is in a dry soil moisture condition thereby avoiding damage to soils and maximising the effects of the sub-soiling operations. Plant and vehicles shall not cross areas of replaced or loosened materials or areas spread with sub soil or topsoil except for the express purpose of restoration operations. The re-spread topsoil shall be rendered suitable for agricultural cultivation by loosening and ripping.

Reason: To ensure satisfactory handling and preservation of the soil resource in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

26. The MPA shall be notified of the completion of soil replacement within 1 month of its completion.

Reason: To enable the MPA to monitor the development

Interim restoration of plant site.

27. The interim restoration works to be carried out within the plant site consisting of the re-siting of mineral stockpiles from land to the south of the plant site and the reduction in the height of the existing stockpiles to a maximum 7m shall be carried out within 12 months of the date of this planning permission. Furthermore, should mineral extraction not recommence before 31st December 2019 then the remaining mineral stockpiles shall be removed from the site within 3 months of this date.

Reason: To reduce the visual prominence of the site in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Aftercare

28. Following restoration the site shall undergo aftercare management for a 5 year period. Prior to being entered into aftercare, the extent of the area and its date of entry into aftercare shall be agreed in writing with the MPA and the 5 year aftercare period shall run from the agreed date.

Reason: To ensure appropriate aftercare management of the site in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan.

29. An aftercare scheme outline strategy shall be submitted for the written approval of the MPA no later than 3 months before the spreading of subsoil commences. 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 the 31 March and 31 May each year
- f. Drainage amendments
- g. Management practices such as the cutting of vegetation
- h. Tree protection

- i. Remedial treatments
- j. Irrigation,
- k. Fencing, and
- l. The establishment of a restoration working group which shall meet at a minimum on an annual basis.

Aftercare shall thereafter be undertaken in accordance with the approved details and timetable. All stock used will be of local genetic origin and local provenance.

Reason: To ensure appropriate aftercare management of the site in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan.

Alternative Restoration

30. Should for any reason, mineral processing from the application site cease for a period in excess of 6 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 to the MPA for approval in writing. Such a scheme shall include a schedule of timings, removal of plant and infrastructure, 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 ensure satisfactory restoration of the site in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

31. The revised restoration scheme shall be implemented within 12 months of its approval by the MPA, and shall be subject to the aftercare conditions outlined in condition 29 above.

Reason: To ensure satisfactory restoration of the site in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.