

RECOMMENDED PLANNING CONDITIONS

Definition of the Permission

1. The development hereby permitted relates to the continuation of the use of the site shown on Drawing No. C6446/2 received by the Waste Planning Authority (WPA) on 16/09/02 for restoration by means of infilling with inert waste to a capacity of 130,000 cubic metres.

Reason: For the avoidance of doubt the development has commenced, and to ensure the development is carried out in accordance with the approved plans and documents.

Commencement and Duration of Operation

2. The importation of waste to the site shall cease, and all plant and equipment associated with waste operations shall be removed from the site, no later than 31st December 2023. Restoration works shall be completed no later than 31st December 2025.

Reason: To secure the proper restoration of the site within an acceptable timetable and in accordance with Policy W4.1 of the WLP.

Planning Application Details

3. The development hereby approved shall only be carried out in accordance with the following documents and with the details referred to elsewhere in this Schedule of Conditions.
 - a) Drawing Ref: TDE/SQ/14-01E titled 'Plan showing terrain design of restored quarry and associated landscaping';
 - b) Drawing Ref: TDE/S73/18-APP 03 titled 'Restoration Progress Sections' – received by the WPA on 14 November 2018;
 - c) Drawing Ref: TDE/SQ/13 03 titled 'Plan showing terrain design of restored quarry and associated landscaping' – received by the WPA on 4 April 2013 (section locations);
 - d) Drawing Ref: TDE/SQ/13 05 Rev A titled 'Cross Sections through Eastern Face between Existing and Proposed Landforms' – received by the WPA on 4 April 2013;
 - e) Drawing Ref: TDE/SQ 02 Rev 00 titled 'Plan showing final excavation of cover soils to be stockpiled in quarry' – received by the WPA on 15 March 2013;
 - f) Drawing Ref: TDE/SQ 03 Rev 00 titled 'Plan showing base of quarry filled to 20m AOD and initial 1:10 side slopes constructed' – received by the WPA on 15 March 2013;

- g) Planning Application Forms – received by the WPA on 14 November 2018;
- h) Supporting Statement titled ‘Application note to comply with planning Condition 4 of Planning Permission 1/13/00475/CDM to enable filling the quarry for restoration to continue until December 2023 and completion by covering with sand until December 2025’ – received by the WPA on 14 November 2018;
- i) Styrrup Quarry Restoration Progress Report – received by the WPA on 14 November 2018;

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the approved plans and documents.

- 4. The location, construction, elevations and colour of all on site offices and WCs and the location of car parking shall be in accordance with Drawing 8159/10A Rev A titled ‘Site Plan’ and 8159/5 titled ‘Cabin Elevations’ received on the 18 June 2009.

Reason: To ensure satisfactory implementation of the development in accordance with Policies W3.3 and W3.4 of the WLP.

- 5. The measures to protect the Site of Special Scientific Interest (SSSI) and Site of Interest for Nature Conservation (SINC), as set out in document Ref: 8159/CJB/RL/AK/100609 received by the WPA 6 July 2009, shall be implemented and maintained for the duration of the permission.

Reason: To ensure the satisfactory protection of nature conservation interests in accordance with Policies W3.23 of the WLP.

- 6. Plant/machinery to be used on site shall be the 963D Track Loader, the Komatsu PC 210 and the Volvo A25D/A30D Dumper, in line with details submitted to the WPA by email on 25 November 2015.

Reason: To prevent unacceptable noise impact in accordance with Policy W3.9 of the WLP.

- 7. The fencing to protect the retained sand martin cliff in the south-west of the site shall be retained for the life of the development.

Reason: To avoid disturbance to sand martins.

- 8. The development hereby approved shall be undertaken in accordance with the ‘Ground Nesting Bird Method Statement’ received by the WPA on 23 November 2018.

Reason: To avoid disturbance to nesting birds, particularly Little Ringed Plover.

- 9. The development hereby approved shall be undertaken in accordance with the ‘Eradication of Japanese Knotweed Method Statement’ and the ‘Note of Knotgrass Control’ – received by the WPA on 23 November 2018. In the event that knotweed or knotgrass returns the treatment measures shall recommence.

Reason: To prevent the spread of an invasive species and ensure appropriate removal.

10. The development hereby approved shall be undertaken in accordance with the 'Indicative Reptile Mitigation Strategy' received by the WPA on 23 November 2018.

Reason: To safeguard protected species.

Details to be submitted

11. Within three months of the date of this permission a plant showing the phasing as described within the supporting statement shall be submitted to the WPA for its approval in writing. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the satisfactory restoration of the site in accordance with Policies W4.6 and W4.12 of the WLP.

12. Within three months of the date of this permission a scheme of soil handling and placement shall be submitted to the WPA for its approval in writing. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the satisfactory restoration of the site in accordance with Policies W4.6 and W4.12 of the WLP.

13. Within three months of the date of this permission a scheme to secure the site from inappropriate use by motorised vehicles shall be submitted to the WPA for its approval in writing. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To prevent anti-social behaviour and harm to areas of establishing habitat restoration in line with Policy W3.23 of the WLP.

14. Within three months of the date of this permission details of a wheel wash on site shall be submitted to the WPA, for its approval in writing. The wheel wash shall therefore be installed within three months of the WPA's approval.

Reason: To prevent mud and other deleterious material from contaminating the public highway, in accordance with Policy W3.11 of the WLP.

Access and Traffic

15. The number of HGVs entering or leaving the site shall not exceed 30 in and 30 out in any one whole working weekday and 15 in and 15 out on Saturdays. There shall be no HGVs entering or leaving the site on Sundays, Public or Bank Holidays. The operator shall record all HGV movements and make such records available to the WPA upon request.

Reason: In the interests of highway safety and the amenities of nearby residents in accordance with Policies W3.14 and W3.15 of the WLP.

Hours of Operation

16. The site shall only operate between the hours of 07:30 – 18:00 on weekdays and 08:00 – 13:00 on Saturdays. No operations shall be carried out on Sundays, Public or Bank holidays. HGV movements into or out of the site shall only take place between 09:00 and 16:00 on any weekday, and 09:00 and 13:00 on a Saturday.

Reason: To protect the amenities of nearby residents, occupiers and other land users in accordance with Policy W3.9 of the WLP

Operational Matters

17. Any site clearance operations that involve the destruction or removal of vegetation including any felling, clearing or removal of trees, shrubs or hedgerows on site, shall not be undertaken during the months of March to August inclusive unless a breeding bird survey undertaken by a suitably qualified ecologist demonstrating that there would be no impact on breeding birds has been submitted to, and approved in writing by, the WPA.

Reason: To avoid disturbance to breeding birds.

18. The area in front of the sand martin cliff face shall be cleared of birch scrub on an annual basis for the life of the development and aftercare period.

Reason: To protect and maintain one of the key elements of the restoration scheme for the life of the development and through the aftercare period in accordance with Policy W4.9 of the WLP.

19. Measures shall be taken to ensure that noise associated with the use hereby permitted is kept to a minimum. Such measures shall include:

- a) ensuring that all plant and vehicles are silenced and maintained in accordance with manufacturers' specifications;
- b) minimising drop heights when unloading;
- c) substituting an alternative means of providing reversing warning alarms from a beeper if necessary;
- d) sound power levels from any plant/machinery deployed at the site, as detailed pursuant to Condition 9 above shall not exceed, in total, 107 dBA;
- e) during normal operations, site attributable noise levels shall not result in a noise level exceeding 48 dB(A) Laeq (1 hour) at the nearest noise sensitive property (for the purposes of this Condition, this is to be defined as the southern boundary of the garden of The Cottage, Main Street, Styrrup);
- f) during operations for the construction of the batter or other temporary works, noise levels shall not exceed 70 dBA Laeq (1 hour) at the northern boundary of the site, such works to be limited to a maximum of 8 weeks in any calendar year.

In the event of a complaint, the operator shall, upon the request of the WPA, carry out a noise survey, within 1 month of the complaint, at the nearest noise

sensitive property, to ascertain whether the complaint is justified. Should the WPA consider that the complaint is justified in light of the survey, further noise mitigation measures shall be carried out by the operator in accordance with details that shall have previously been agreed in writing by the WPA.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP.

20. Measures shall be used to ensure that dust arising from the site is kept to a minimum. These shall include:
- a) the methods described in the statement accompanying the application;
 - b) a restriction to lorry speeds on internal roads of 15 mph;
 - c) sheeting of loaded HGVs arriving at the site.

In the event of any complaint and/or where considered necessary by the WPA, the operator shall, at the discretion of the WPA, be required to provide and use site watering facilities. In the event that none of these measures are effective in exceptionally windy conditions such that fugitive dust emissions are blowing from the site in the direction of Styrrup village, the WPA may require temporary cessation of all operations on the site.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP.

21. No vehicles shall leave the site in a condition whereby mud or other deleterious material is carried onto the highway. Should a justified complaint be received then, within two weeks of a written request from the WPA, measure to prevent mud on the public highway shall be submitted to the WPA for written approval. Such measures shall be implemented as approved.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP.

Environmental Controls

22. 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 banded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents gages 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/vessel overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP.

23. Nothing other than uncontaminated inert material shall be tipped at the site.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP.

24. There shall be no crushing or screening of materials carried out on the site at any time.

Reason: To protect the amenities of the local environment in accordance with Policies W3.8 – W3.11 of the WLP

25. There shall be no foul drainage on site. Toilet facilities shall be provided in the form of sealed toilets with the contents removed off site as and when required.

Reason: In the interests of the protection of groundwater and to prevent pollution of the water environment in accordance with Policy W3.6 of the WLP.

Hedgerow Protection

26. All trees and hedgerow bordering the site shall be retained and protected from development operations. No stripping or storage of soils shall take place within 4 metres of the public highway or 3 metres of any hedgerow.

Reason: To ensure satisfactory protection of nature conservation interests in accordance with Policies W3.23 of the WLP.

Restoration and Aftercare

27. No soils or other material shall be removed from the site.

Reason: To secure the satisfactory restoration and aftercare of the site in accordance with Policies W4.1, W4.2, W4.5, W4.6, W4.9, W4.10 and W4.11 of the WLP.

28. Before any placement of soils, the surface of the site shall be graded and cross ripped so as to achieve, after soil placement, the approved restoration contours.

Reason: To secure the satisfactory restoration and aftercare of the site in accordance with Policies W4.1, W4.2, W4.5, W4.6, W4.9, W4.10 and W4.11 of the WLP.

29. Following re-spreading of soils on the site, any stones larger than 50mm in any dimension shall be removed from the site.

Reason: To secure the satisfactory restoration and aftercare of the site in accordance with Policies W4.1, W4.2, W4.5, W4.6, W4.9, W4.10 and W4.11 of the WLP.

30. Following the placement of soils in any phase, grass seed shall be sown in the first available season for sowing, in areas proposed for grassland creation.

Reason: To secure the satisfactory restoration and aftercare of the site in accordance with Policies W4.1, W4.2, W4.5, W4.6, W4.9, W4.10 and W4.11 of the WLP.

31. Tree/shrub planting shall be carried out within the first available planting season following placement of soils in any phase and any subsequent treatment.

Reason: To secure the satisfactory restoration and aftercare of the site in accordance with Policies W4.1, W4.2, W4.5, W4.6, W4.9, W4.10 and W4.11 of the WLP.

Premature Cessation

32. In the event that the use of the site for the development hereby permitted should cease for a period in excess of six months, the operator, shall upon the written request of the WPA, clear the site of all buildings, plant and machinery and any other materials on site within three months of the date of the request. A detailed revised scheme for the restoration of the site, which may, as appropriate, incorporate a revision to the approved restoration scheme, shall be submitted to the WPA for its written approval, within three months of a written request. The revised restoration scheme shall include all details set out in the Section 106 Agreement and, once approved, it shall be implemented within 12 months of the date of written approval, unless otherwise agreed in writing with the WPA.

Reason: In the interests of the satisfactory restoration of the site in accordance with Policy W4.7 of the WLP.

Informatives/notes to applicants

1. NCC Ecology has highlighted that it would be desirable for the ephemeral waterbodies to be slightly deeper, should the depth of sand capping allow it. This should be taken into account during the restoration of the site.
2. Condition 13 requires a scheme to secure the site from inappropriate use by motorised vehicles. The WPA recommends that this includes the replacement of the gate separating the northern quarry and the filling in of hedgerow gaps.