

RECOMMENDED PLANNING CONDITIONS FOR PROPOSAL 1-VARIATIONS TO EXTEND THE TIME TO WORK THE REMAINING MINERAL RESERVES UNTIL 7 JAN 2042 WITH RESTORATION BY 7 JAN 2043 (APPLICATION REF 7/2022/0752NCC)

Approved Plans and Scope of Planning Permission

1. Permission is granted for the continued extraction of sandstone and sand and gravel, its stockpiling, processing and export via HGV, along with the formation of topsoil banks and subsoil/overburden mounds, without compliance with the end dates specified under planning permission 7/2005/0263, until 7 January 2042 to be followed by restoration to a mix of biodiversity, agriculture and woodland no later than 7th January 2043. This permission comes into immediate effect.

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

2. 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) Dwg No. B038-00100-2A 'Extension of Time Company Landholding Plan' dated 21/07/22 received by the MPA on 02/05/23.
 - (b) Dwgs SK04 'Illustrative Phase 3 Development', SK05 'Illustrative Phase 4 Development' and SK06 'Illustrative Phase 5 Development' all dated May 2023 and received by the MPA on 16/05/23.
 - (c) Dwg SK03 Rev B Landscape Restoration Proposals dated March 2023 and received by the MPA on 22/03/23.

Reason: For the avoidance of doubt as to the development that is permitted.

3. No removal of sand for processing shall take place outside the extraction area as shown on Dwg No. B038-00100-2A 'Extension of Time Company Landholding Plan' dated 21/07/22 (condition 2a).

Reason: For the avoidance of doubt as to the development that is permitted.

4. 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 thereof shall be made known to supervising staff at the site.

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

Duration

5. All mineral extraction shall cease by 7th January 2042, unless otherwise agreed in writing beforehand by the MPA.

Reason: To reflect the proposed timescales for completing the remaining mineral extraction and to secure a timely restoration of the site thereafter.

6. All restoration operations in accordance with conditions below shall be completed by 7th January 2043, or within 12 months of the completion of mineral extraction, whichever is the sooner, unless otherwise agreed in writing by the MPA.

Reason: To reflect the proposed timescales for completing the remaining mineral extraction and to secure a timely restoration of the site thereafter.

Buildings, Fixed Plant and Machinery

7. 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: In the interests of minimising impacts to the Green Belt and to enable the MPA to control development.

Access

8. There shall be no direct vehicular access to the A614 from the site other than via the existing quarry/landfill access road from the weighbridge/reception area.

Reason: In the interests of highway safety in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

9. All vehicles leaving the site 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 highway safety in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

10. 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 highway safety in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

Hours of Working

11. 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, or with the prior written agreement of the MPA, the following shall not take place except within the hours specified below:

	Mondays to Fridays	Saturdays	Sundays and Public Holidays
Mineral extraction, processing or treatment	7 am to 7 pm	7 am to 1 pm	Not at all
Stripping, replacement, regrading or ripping of soils or overburden	7 am to 7 pm	7 am to 1 pm	Not at all
Servicing, testing, or maintenance of plant or machinery	7 am to 5 pm	7 am to 5 pm	Not at all
Heavy goods vehicles entering and leaving the site	7 am to 7 pm	7 am to 4 pm	Not at all

Reason: To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Planting

12. Within 6 months of the date of this decision an updated scheme setting out details for the management of, and for supplementing the hedgerows and trees on the boundaries of the site and the advance tree planting area adjacent to Ramsdale Cottages, shall be submitted for the written approval of the MPA. The scheme shall consider:

- The potential need for hedgerow reinforcement or 'gapping up' along the southern boundary with Oxtan Road or along other site boundaries.
- The provision of woodland and shrub planting in the eastern parcel of the site (as shown on Dwg SK03 Rev B Landscape Restoration Proposals dated March 2023) in advance of the final restoration stage and at the earliest possible stage.

Aftercare arrangements shall be in accord with conditions 49-52 below.

Reason: In the interest of visual amenity and landscape protection and in accordance with policies DM1 and DM5 of the Nottinghamshire Minerals Local Plan.

Archaeology

13. No stripping of soil shall take place on any phase or sub phase of the quarry until a detailed scheme of archaeological investigation and treatment, covering all of the areas to be stripped, has first been submitted to, and approved in writing by the MPA. Thereafter the scheme(s) shall be implemented as approved.

Reason: To ensure that that adequate archaeological investigation and recording is undertaken prior to the development taking place, in accordance with Policy DM6 of the Nottinghamshire Minerals Local Plan.

Ecology

14. Site clearance operations that involve the removal or destruction of vegetation including felling, clearing or removal of trees, shrubs or hedgerows or the removal of any standing crops shall not be undertaken during the months of March to August inclusive except with the prior written approval of the MPA and following the carrying out of a search by an appropriately qualified person for nesting birds. In the event that nesting birds are present, clearance works shall not proceed in the affected area until a follow up survey finds the nest is found to no longer be in use and any mitigation measures that may be necessary shall be agreed with the MPA.

Reason: To ensure that breeding birds are not adversely affected by the development in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

15. In advance of each subsequent phase of mineral extraction commencing, an ecological walkover survey shall be undertaken for protected species which might have colonised that part of the site and the findings, along with any recommendations for avoidance or mitigation of impacts to these species shall be submitted for the written approval of the MPA.

Reason: To ensure that protected species are not adversely affected by the development in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

16. Works shall cease if mammal (Badger) burrows are encountered during the works and shall not recommence in the affected areas until ecological advice is sought and any mitigation strategy has been agreed in writing by the MPA.

Reason: To ensure that protected species are not adversely affected by the development in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

17. Works shall cease if reptiles (Common Lizards) are encountered during the works and shall not recommence in the affected areas until ecological advice is sought and any mitigation strategy has been agreed in writing by the MPA.

Reason: To ensure that protected species are not adversely affected by the development in accordance with Policy DM4 of the Nottinghamshire Minerals Local Plan.

Pollution Prevention

18. 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: In the interest of groundwater protection, in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

19. No fuels, oils or chemicals shall be stored within the site, except for the storage of fuel within self-contained safe bunded bowzers. Refuelling of plant and machinery within the site shall only be undertaken using this bowser.

Reason: In the interest of groundwater protection, in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

Noise

20. 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 limited measured as Equivalent Continuous Noise Level and 1 hour LAeq:

Criterion Noise Levels 0 LAeq, 1 hour

<u>Location</u>	<u>LAeq</u>
Robin Hood Farm	52
Ramsdale Farm	53
Ramsdale Cottages	53

Reason: To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

21. For temporary operations such as soil stripping, replacement and bund formation, the LAeq 1 hour 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 working weeks in any twelve month period at any individual noise sensitive property.

Reason: To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

22. Noise monitoring shall be carried out in accordance with the noise monitoring scheme submitted by Entec and dated 9th June 2000. Unless otherwise agreed in writing sample measurements shall be taken from the three properties identified within Condition 20 on an annual basis. The measurements shall comprise LAeq and L90 data and shall also note the date, time, prevailing weather conditions and comments on any significant noise sources which are audible. These results shall be maintained by the applicant for the life of the site and shall be made available to the MPA on request. Should these results indicate that Conditions 20 and 21 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 20 and 21.

Reason: To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

23. All mobile 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 minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Dust

24. Dust emissions shall be controlled and monitored in accordance with an updated dust management and monitoring scheme which shall be submitted for the written approval of the MPA within 6 months of the date of this permission. Should at any time the scheme prove ineffective such that a dust nuisance occurs, then upon the written request from the MPA such other measures or changes in working practice as may be reasonably agreed with the MPA shall be undertaken to remedy the nuisance, including, when appropriate, the temporary suspension of mineral extraction, soil and overburden stripping and replacement operations during periods of unfavourable dry and windy weather conditions.

Reason: To minimise impact on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Phasing

25. Soil and overburden stripping and replacement and extraction and restoration operations shall progress sequentially in accordance with the updated Phasing

Drawings SK04, SK05 and SK06 (dated May 2023) inclusive and the amended Landscape Restoration Proposals SK03 Rev B dated March 2023 (condition 2), together with the details set out within the Landscape and Visual Impact Assessment – Addendum March 2023, received by the MPA on 22/03/23.

Reason: To ensure that mineral extraction and restoration works are carried out in a phased manner in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Soil Stripping, Handling and Storage

26. All soil and soil forming materials shall be handled in accordance with The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings, using the 'Bed/strip' excavator and dump truck' methods contained in Sheets A–D and Sheet K, where the modified method of topsoil replacement using low ground pressure bulldozers is being used.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

27. All topsoil, subsoil and overburden shall be stripped separately to their full depths. The topsoil shall be stripped to the full depth generally 300mm, and all subsoil shall be stripped to a depth of not less than 1000mm.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

28. All stripped topsoil and subsoils shall be permanently retained on site for subsequent use in the restoration.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

29. 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 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 conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

30. The MPA shall be notified in writing at least 5 working days before soil stripping is due to commence on any phase.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

31. Soil stripping shall not commence until any standing crop or vegetation has been cut and removed.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

32. Topsoil, subsoil, and soil making material shall only be stripped when they are in a dry and friable condition and movements of soils shall only occur:

- (a) During the months of April to October inclusive, unless otherwise approved in writing by the MPA and
- (b) when all soil above a depth of 300mm is in a suitable condition that it is not subject to smearing;
- (c) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

33. All topsoil, subsoil, and soil making materials shall be stored in separate mounds which:

- (a) shall not exceed 3 metres in height for topsoil and 4.5 metres for other types;
- (b) are constructed with only the minimum amount of soil compaction to ensure stability and so shaped as to avoid collection of water in surface undulations;
- (c) shall not be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance;
- (d) shall not be subsequently moved or added to until required for restoration unless otherwise agreed by the MPA;
- (e) have a minimum 3.0 metre undisturbed stand off around each storage mound.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

34. All storage mounds that will remain in situ for more than 6 months, or over winter, shall be seeded within 3 weeks of their construction. Details of the seed mix (and application rates) and maintenance and weed control arrangements shall first be submitted to the MPA for its written approval.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

35. Within three months of completion of soil stripping operations in any one year, the MPA shall be supplied with a plan showing:
- (a) the area stripped of topsoil and subsoil;
 - (b) the location of each soil storage mound and
 - (c) the quantity and nature of material therein.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

Soil Replacement

36. Except where otherwise agreed with the MPA, the graded overburden material shall be replaced and levelled so that:
- (a) after replacement of topsoil and subsoil and after settlement, the contours conform with those shown on amended Restoration Drawing No SK03 Rev B 'Landscape Restoration Proposals' dated March 2023 and received by the MPA on 22/03/23.
 - (b) there is satisfactory site and surface drainage, and water collection.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

37. 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 soil making material or 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 conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

38. Subsoils or soil making material shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition and no movements, respreading, levelling, ripping or loosening of subsoil or topsoil shall occur:

- (a) during the months November to March (inclusive), unless otherwise agreed in writing with the MPA;
- (b) when it is raining;
- (c) when there are pools of water on the surface of the storage mound or receiving area.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

39. Where wet weather conditions render it impractical to complete topsoil reinstatement and it becomes clear that operations cannot be completed before winter then the surface of the reinstated soil shall be temporarily seeded (by hand if necessary) to provide some ground cover and aid drying out the soil in the spring. Details of how the vegetation should be treated the following spring shall be agreed in writing by the MPA before restoration resumes the following season. Also necessary precautions should be undertaken to control surface water run-off and prevent soil erosion.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

40. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced soil making material, 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 should work on prepared ground. Soils shall be lifted into position and levelled by equipment that is not standing on re-laid topsoil or subsoil.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

Agricultural restoration

41. Subsoil and any soil making materials shall be levelled to provide an even depth across the re-laid area so that the total thickness of settled subsoil is no less than 1.2 metres.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

42. Each subsoil layer placed shall be cross-ripped:
- (a) to provide loosening to a minimum depth of 450mm with tine spacings no wider than 1.5m, and
 - (b) any non-subsoil making material, rock, boulder or larger stone greater than 200mm in any dimension shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be

disposed off-site or buried at a depth not less than 2 metres below the final pre-settlement contours.

Reason: To ensure proper restoration of the site, and to conserve and manage all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

43. Topsoil shall be evenly respread to achieve at least a minimum of 300mm settled depth.

Reason: To ensure proper restoration of the site, and to conserve and manage all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

44. Only low ground pressure machines shall work on re-laid topsoil or subsoil to replace and level topsoil. Topsoil shall be lifted onto subsoil by equipment that is not standing on either re-laid topsoil or subsoil.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

45. The respread topsoil shall be rendered suitable by loosening and ripping:

- (a) to provide loosening equivalent to a single pass at a tine spacing of 1.5 metres or closer;
- (b) to full depth of the topsoil plus 100mm;
- (c) and any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

46. Any part of the site which is significantly affected by differential settlement that occurs during the restoration and aftercare period, and would interfere with agricultural operations, shall be filled. The operator shall fill the depression to the final settlement contours specified with suitable soils to a specification to be agreed in writing with the MPA. Topsoil, subsoil and other overburden moved in the course of the work shall not be mixed and shall be handled and replaced in accordance with the above conditions.

Reason: To conserve and manage soil resources in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

Restoration details including for biodiversity and woodland afteruses

47. For those phases or part phases to be restored to heathland, grassland, woodland/scrub, details of the restoration of those areas and timescales for

undertaking the works, shall be submitted to the MPA for its approval in writing. The details shall be in general accordance with Dwg SK03 Rev B 'Landscape Restoration Proposals' dated March 2023 and received by the MPA on 22/03/23. The details shall include but not be limited to the following:

- i) Ground and substrate preparation for all the particular habitats and after uses to be provided;
- ii) Details of all tree and hedgerow planting (taking into account the species list for the Sherwood Landscape Character Area and the use of Ash should still be avoided), including species, numbers, proportions, size, spacing, positions, densities, establishment methods and timescales;
- iii) Details relevant for the creation of dry acid grassland and conservation grassland including seed mixes, and, all relevant ground preparation, proportions, sowing rates, sources (which should be of local provenance), methods of establishment and timescales;
- iv) All details for the creation of heathland slopes (including use of local heathland litter/brush) if different to those contained within the Heathland Management Scheme dated August 2019 (report ref B038/2019/A1) submitted pursuant to the Section 106 agreement required by Planning Permission Ref. 7/2017/1491NCC for Bestwood 2 Quarry, in which case this scheme shall be employed for all heathland areas to be created;
- v) All fencing (either temporary or permanent) and means of access.

For the avoidance of doubt restoration is to be achieved using only soil materials originating from the quarry unless otherwise approved by the MPA.

The restoration of the site shall be completed in accordance with the approved details.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Processing Plant

48. Within three months of completion of mineral extraction or not later than 7th January 2042, whichever is the sooner, the use of the processing plant site shall cease, and all plant, machinery, buildings, conveyors and associated structures shall be removed from the quarry, unless otherwise agreed in writing beforehand by the MPA. All areas of hardstanding, including those around the offices, weighbridge and areas used for stockpiles, shall be broken up and removed from the site.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Aftercare

49. All areas restored largely for agricultural purposes (within the central fields as shown on Dwg SK03 Rev B 'Landscape Restoration Proposals' dated March 2023) shall undergo aftercare management for a 5 year period and other areas restored for biodiversity shall undergo aftercare management for a 25 year period unless otherwise approved by the MPA.

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 and 25 year aftercare periods shall run from the agreed dates.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

50. An aftercare scheme outline strategy for each phase or sub-phase shall be submitted for the approval of the MPA no later than 3 months before spreading of subsoil commences. This strategy shall outline the steps to be taken, and the period during which they are to be taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to its intended restored afteruse. The aftercare scheme(s) shall map the areas/phases subject to aftercare management and include but not be restricted to details of the following:

- (a) cultivations;
- (b) weed and scrub 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) management practices such as the cutting of vegetation;
- (h) tree protection;
- (i) remedial treatments;
- (j) irrigation; and
- (k) fencing.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

51. 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 50 (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 DM12 of the Nottinghamshire Minerals Local Plan.

52. The aftercare programme for each phase of the site shall be implemented in accordance with the details approved under Condition 50 above, as amended following the annual site meeting referred to in Condition 51 above.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Alternative Restoration

53. Should, for any reason, mineral extraction 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, for approval in writing by, 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 secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

54. 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 49-52 above.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Removal of Infrastructure

55. In accordance with the restoration requirements, all areas of hardstanding, including those around the site offices, weighbridge and areas used for stockpiling or occupied by processing plant and haul roads, shall be broken up and removed from the site unless there is a clear requirement for retaining elements for reasonable agricultural and land management access purposes in which case a scheme detailing the access infrastructure to be retained, downgraded and/or removed shall be submitted for the written approval of the MPA.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

56. In accordance with the restoration requirements, all soakaways and drainage channels shall, unless to be retained in accordance with approved plans, be filled with dry inert material and restored.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

57. In accordance with the restoration requirements, all fixed equipment, machinery, and buildings shall be removed from the site.

Reason: To secure restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

End of conditions.