

RECOMMENDED PLANNING CONDITIONS

COMMENCEMENT

1. The development hereby approved shall commence within two years of the date of this permission.

Reason: To assist with the monitoring of the site and to promote the land being worked and restored in a timely manner in the interests of sustainable mineral extraction.

2. The Minerals Planning Authority (MPA) shall be notified in writing at least 7 days, but not more than 14 days, prior to:

- a) The commencement of site preparation works
- b) The re-commencement of mineral extraction

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

COPY OF PERMISSION

3. A copy of this permission, including all plans and documents hereby approved and any plans and documents subsequently approved in accordance with this permission, shall always be available at the quarry plant site for inspection by the MPA during normal working hours.

Reason: To ensure the development hereby permitted is carried out in accordance with the approved details.

APPROVED DOCUMENTS

4. The development hereby approved shall only be carried out in accordance with the following documents:

- a) Planning application form dated 9 December 1995 (subject to subsequent amendments to details);
- b) Written Statement accompanying planning application (subject to subsequent amendments to details);
- c) Dwg No. C38/PL1/1a :Location Plan;
- d) Dwg No. C38/PL1/2a: Site Plan;
- e) Dwg No. 34413/015 Rev C 'General Arrangement of Proposed Access Route and Wood Lane Widening';
- f) Dwg No. 34413/016 Rev A 'Access Road Construction Details';
- g) Dwg No. 34413/020 Rev A 'Access Route Entrance Layout';

- h) Dwg No. 34413/023 'Access Route Drainage' Rev A;
- i) Dwg No. 34413/SK03 'Land Boundaries at the Wood Lane/A632 Junction;
- j) Scheme for Site Access Arrangements, May 2000.

In addition the following documents submitted with this application shall apply:

- k) Completed Planning Application Forms and Certificates;
- l) Dwg No. N322/00002 B 'Figure 2 Topographical Plan' dated 25/05/2016;
- m) Dwg No. N322/00003 'Figure 3 Outline Phasing Plan' dated 10/09/2015;
- n) Environmental Statement, Supporting Statement and NTS dated November 2016 (subject to subsequent amendments to details);
- o) Ecological Impact Assessment dated November 2016;
- p) Assessment of Environmental Impact of Blasting dated 30 November 2015;
- q) Air Quality Assessment dated 26 July 2016;
- r) Landscape and Visual Impact Assessment dated 3 February 2016;
- s) Hydrological and Hydrogeological Impact and Flood Risk Assessment dated September 2016;
- t) Transport Assessment dated January 2016.

All received by the MPA on 24 October 2016.

- u) Dwg No. N322-00001-A 'Figure 1 Location Plan' dated and received by the MPA on 05/07/17;
- v) Supplementary Certificate B dated and received by the MPA on 05/07/17;
- w) Assessment of the Environmental Impact of Noise dated 30 March 2017 (forming part of the Reg 22 submission dated June 2017);
- x) Historic Building Assessment dated 16 March 2017 (forming part of the Reg 22 Submission dated June 2017);
- y) Reg 22 Ecology Response dated 28 June 2017 (and forming part of the Reg 22 Submission dated June 2017);
- z) Transportation Addendum/Report on Present & Future Access Arrangements and Dwg 118543/2001 'Junction Works to Completion of Quarry Operations' dated 08/03/17 (forming part of the Reg 22 Submission dated June 2017);
- aa) Dwg No. N322-00007-A 'Figure 4A Proposed Restoration Landform' dated 08/09/17 and received by the MPA on 12/09/17;
- bb) Dwg No. N322-00008-A 'Figure 4A Proposed Restoration Landform -Cross-sections A & B' dated 08/09/17 and received by the MPA on 12/09/17;
- cc) Dwg No. N322-00009-A 'Figure 4A Proposed Restoration Landform-Cross-sections C & D' dated 08/09/17 and received by the MPA on 12/09/17.

Reason: To define the permission and for the avoidance of doubt.

MATTERS REQUIRING PRIOR APPROVAL

5. As part of the site preparation phase, a signage scheme to provide necessary safety signage along the access road and at intersections with footpaths to forewarn drivers and users of footpaths shall be submitted for the approval in writing of the MPA. The approved signage shall be erected prior to the

commencement of mineral extraction and thereafter maintained in place for the life of quarry operations.

Reason: In the interests of highway and public safety.

6. Prior to commencement of mineral extraction as notified under condition 2b, updated plans showing the intended phases of working the site shall be submitted to the MPA for its approval in writing. Mineral extraction and restoration shall be undertaken on a progressive basis in accordance with the phasing plans.

Reason: To ensure the site is worked and reclaimed in a progressive manner in the interests of sustainable mineral extraction and to assist with the monitoring of the conditions attached to the planning permission.

7. Prior to site preparation works an updated Scheme providing for the monitoring and management of dust emissions from site operations and associated haulage shall be submitted to the MPA for its consideration and following its written approval shall be carried out by the operator in accordance with the approved scheme.

Reason: In the interests of controlling dust in accordance with Policy M3.7 of the Nottinghamshire Minerals Local Plan.

8. Design, siting, layout and the colours to be used on the external elevations of all fixed plant machinery and buildings shall be submitted to and approved in writing by the MPA prior to their erection/installation. The development shall thereafter be carried out in accordance with the approved details and maintained in a satisfactory condition until it is removed upon cessation of mineral extraction.

Reason: In the interests of visual amenity in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

9. Details (including operating hours) and specific location(s) of any external lighting proposed around the site (which shall be of low-spill variety where possible) shall be submitted to and approved in writing by the MPA prior to its installation. The external lighting shall thereafter be installed and maintained in accordance with the approved details unless any variation is subsequently agreed in writing by the MPA.

Reason: In the interests of visual amenity in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

10. An updated scheme for the phased stripping, storage, conservation and replacement of soils throughout the development shall be submitted to and approved in writing by the MPA prior to the commencement of any further soil stripping. The scheme shall include but need not be restricted to details of the following:

- i) the methods of stripping and replacement;

- ii) the identification, separate storage and conservation of different topsoil and subsoil units to be separately stripped and replaced;
- iii) arrangements for the separate storage and conservation of species-rich soils;
- iv) the location and size of all storage mounds and measures for their grading and seeding to grass or other approved vegetation as appropriate;
- v) measures for soil mound sward management, maintenance, weed and erosion control.
- vi) An audit of estimated available and recoverable soil resources for use in restoration works and appropriate depths of sub soils and/or top soils required to meet the final restoration contours and the intended final uses of all soil resources within the restoration scheme.

The development shall be carried out in accordance with the approved details.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

11. No soil stripping shall take place within any phase or part phase of extraction until the applicant has secured the implementation of a programme of archaeological work for the relevant part in accordance with an updated written scheme of investigation which shall first be submitted to and approved in writing by the MPA. The WSI shall include:

- the results of a geophysical survey
- the statement of significance and research objectives
- the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- the programme for further mitigation, post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

Reason: In the interests of mitigating impacts to any archaeological remains in accordance with Policy M3.24 of the Nottinghamshire Minerals Local Plan and to ensure appropriate recording of any remains is undertaken in accordance with paragraph 141 of the National Planning Policy Framework.

PREPARATORY WORKS

12. Prior to the quarry being first brought back into use the site access road and its junction with Wood Lane shall be refurbished including the re-establishment of visibility splays, general weeding, replacement of any missing or damaged signs, bollards, and white lining in accordance with the previously approved plans listed at condition 1e–1j and Dwg 118543/2001

'Junction Works to Completion of Quarry Operations' dated 08/03/17 (forming part of the Reg 22 Submission dated June 2017)

Reason: In the interests of highway safety and in accordance with Policies M3.12, M3.13 and M3.14 of the Nottinghamshire Minerals Local Plan.

SITE MAINTENANCE

13. From the commencement of the development until restoration of the site, the following shall be carried out:
- a) the maintenance of fences in a secure and, where appropriate, stockproof condition between any areas used for development and any adjoining agricultural land;
 - b) the retention of fencing around trees and hedgerows;
 - c) the maintenance of haul roads and areas within the site, over which licensed road vehicles operate, clean from mud and silt;
 - d) the maintenance of road markings, bollards, signage (including those to forewarn users of rights of way where they intersect with the access road);
 - e) the maintenance of drainage ditches and settlement lagoons, and the clearance of mud and silt from settlement lagoons to avoid reducing their capacity for intercepting sediment;
 - f) the treatment of trees affected by disease, in accordance with accepted principles of good arboricultural practice;
 - g) all areas, including soils and overburden storage mounds to be kept free of weeds, and necessary steps taken to destroy weeds at an early stage of growth to prevent seeding.
 - h) All footpaths shall be maintained free of obstruction and in a weed free condition.

Reason: In the interests of visual amenity, biodiversity, public and highway safety and to protect the water environment, and the quality of soils.

14. All fencing within and on the boundary of the site shall be maintained in accordance with the Fencing Scheme and drawing C38/PL00/1.1 'Location and Type of Fencing' dated March 2000, unless superseded by the written approval of the MPA. Details of any new fencing to be erected during the course of mineral extraction and restoration shall be submitted to the MPA for its approval prior to its erection.

Reason: In the interests of public safety and visual amenity in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

BUILDINGS, FIXED PLANT AND MACHINERY

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order, 2015 (or any Order amending, replacing or re-enacting that Order):

- a) no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, installed or replaced at the site.
- b) no additional lights or fences shall be installed or erected at the site.

Reason: To enable the MPA to control the development and to minimise its visual and amenity impacts, in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

16. Plant and machinery on the site shall not be used to process, treat, or otherwise refine materials other than those extracted from the site.

Reason: To define the approval and for the avoidance of doubt. And in the interests of local amenity and to ensure that the use is and remains compatible with the surrounding area.

SURFACE WATER DRAINAGE AND POLLUTION CONTROL

17. 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 bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, 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 should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

18. Surface waters arising shall be managed by means of soakaways and foul water by means of septic tank(s). There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

19. No soils, soil making materials or restoration materials shall be imported onto the site.

Reasons: To ensure the site is restored satisfactorily and for the avoidance of doubt.

20. No mineral extraction shall take place below one metre above any previously recorded groundwater level within any part of the site pursuant to the previously approved Groundwater Monitoring Scheme dated May 2000. Borehole monitoring shall be undertaken on a monthly basis during the life of operations, or at an alternative frequency as may be agreed by the MPA. The

results from the monitoring shall be submitted to the MPA at six monthly intervals or upon a more frequent basis as may be requested by the MPA.

Reason: To prevent pollution of the water environment in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

ENVIRONMENTAL PROTECTION

Noise

21. The noise level attributable to normal operations at the site, shall not exceed the noise levels stated in the table below, when measured free-field at any of the stated locations.

Location	Recommended Site Noise Limit at Residential Dwellings dB LAeq,1h (free-field)
Boon Hills Farm	46
Brook House Farm	49
Top Farm	46
100 Wood Lane (Wood Lane Junction)	52
1 Park House Cottage	44
William Wood Farm	50

The noise assessment should take account of other extraneous noise sources in the calculation of operational noise levels.

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

22. Site operations, mineral processing and associated haulage shall be subject to noise monitoring which shall be carried out by the operator in accordance with the previously approved Noise Monitoring Scheme dated May 2000. The results of the noise monitoring shall be submitted to the MPA at intervals of not more than 6 months to determine ongoing compliance with the noise limits set out in Condition 21 above. In the event that these noise levels are not complied with, steps shall be taken to ensure future compliance, in accordance with details to be agreed in writing with the MPA.

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

23. Timings of temporary works (soil stripping, construction/ removal of earth bunds and the construction of new permanent landforms) shall be recorded by the operator and must not exceed 8 weeks in a calendar year and the free-field noise level shall not exceed 70dB LAeq, 1hr when measured at any local residential receptor.

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

24. All vehicles under the operators control shall employ broadband reverse alarms.

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

Dust

25. Dust emissions shall be controlled, mitigated or removed at source in accordance with the updated scheme as may be approved under condition 7 and in accordance the recommendations of Section 3 and Appendix 3 of the Air Quality Assessment (Vibroek) dated 26 July 2016.

Should at any time the dust management measures prove ineffective such that a dust nuisance occurs, then upon written request from the MPA a revised dust management scheme shall be submitted to the MPA for its approval in writing setting out measures to remedy the nuisance, including, when appropriate, the temporary suspension of mineral extraction and replacement operations during periods of unfavourable dry and windy weather conditions. The revised dust management scheme shall be implemented in accordance with the approved details.

Reason: In the interests of controlling dust in accordance with Policy M3.7 of the Nottinghamshire Minerals Local Plan.

Blasting

26. Blasting operations shall only be carried out in accordance with the following criteria:
- a) no blasting shall take place on site except between the following times: 5 minutes either side of the hour between 0900 and 1700 hours Monday to Friday;
 - b) there shall be no blasting on Saturdays, Sundays or Bank Holidays (including Good Friday);
 - c) no more than 2 blasts shall take place each day (Monday to Friday).
 - d) ground vibration limits shall be within 6 mms-1 at 95% confidence level at any residential property.

Reason: In the interests of local amenity and to ensure that the use is and remains compatible with the surrounding area and in accordance with Policy M3.6 of the Nottinghamshire Minerals Local Plan.

27. Except for reasons of safety all blasts shall be prepared and fixed with adequate stemming and covering to ensure that noise from blasting is minimised.

Reason: In the interests of local amenity and to ensure that the use is and remains compatible with the surrounding area and in accordance with Policy M3.6 of the Nottinghamshire Minerals Local Plan.

28. Blast monitoring shall be carried out by the operator in accordance with the previously approved Blast Monitoring Scheme dated May 2000. In the event

that the scheme is not complied with, then upon written request from the MPA a revised Blast Monitoring Scheme shall be submitted to the MPA for its approval in writing setting out measures to address the non-compliance. The revised Blast Monitoring Scheme shall be implemented in accordance with the approved details.

Reason: In the interests of local amenity and to ensure that the use is and remains compatible with the surrounding area and in accordance with Policy M3.6 of the Nottinghamshire Minerals Local Plan.

Priority / Protected Species Mitigation

29. Prior to commencement of mineral extraction as notified under condition 2b, an updated mitigation strategy for protected species potentially affected by the proposed development shall be submitted to the MPA for its approval in writing. The strategy shall broadly follow the steps within chapter 5 of report Ref 150635 by Whitcher Wildlife dated 9 November 2016. The development shall thereafter be carried out in accordance with the requirements of the approved mitigation strategy.

Reason: In the interests of nature conservation.

30. Prior to re-commencement of mineral extraction a minimum of two owl boxes shall be erected, the locations, fixings and specifications to be first submitted to the MPA for its approval in writing. Thereafter the owl boxes shall be maintained on-site during all mineral extraction and restoration stages.

Reason: To mitigate impacts to Schedule 1 breeding birds in the interests of nature conservation and to accord with the Wildlife and Countryside Act 1981 as amended.

31. Further measures shall be taken to mitigate the impact of blasting activities on Barn Owls in accordance with the recommendations in section 4 of the Regulation 22 Submission (June 2017), Appendix A- Ecological Addendum. The measures taken shall include:

- a) Initial blasting operations shall not take place within the months March to September inclusive unless a survey, conducted by a suitably qualified ecologist, finds that nesting Barn Owls are not present, and only following the submission of the survey to the MPA for its approval in writing;
- b) Where blasting take place during the months March to September inclusive, bird monitoring surveys shall be conducted by a suitably qualified ecologist on rock faces that have remained inactive for more than 3 months and on adjacent faces within 100m, prior to the resumption of blasting.
- c) Outside the months March to September inclusive, bird deterrent ropes will be installed 5 to 7 days prior to any initial blasting event in any newly worked areas.
- d) The results of the surveys/mitigation shall be reported to the MPA.

Reason: To mitigate impacts to Schedule 1 breeding birds in the interests of nature conservation and to accord with the Wildlife and Countryside Act 1981 as amended.

32. Measures shall be taken to mitigate impacts to any Little Ringed Plover in accordance with the recommendations in section 5 of the Regulation 22 Submission (June 2017), Appendix A- Ecological Addendum. The measures taken shall include:
- a) A survey, undertaken by a suitably qualified ecologist, for ground nesting birds within the quarry void or areas stripped of soil if initial works within the quarry void and soil stripped areas recommences within the bird breeding season;
 - b) In the event that a nest is found, provision of a 30m exclusion area which shall remain in place until the young have fledged.
 - c) The results of the surveys/mitigation shall be reported to the MPA.

Reason: To mitigate impacts to Schedule 1 breeding birds in the interests of nature conservation and to accord with the Wildlife and Countryside Act 1981 as amended.

33. Measures shall be taken to ensure that the operational area has been checked for any common amphibians as part of the site preparation and set up in accordance with section 4.2.6 of the Ecological Impact Assessment dated 9 November 2016.

Reason: In the interests of nature conservation.

34. Operations that involve the removal and destruction of vegetation, including any removal of hedgerow, shall not be undertaken during the months of March to August inclusive except with the prior written approval of the MPA which shall only follow the submission of a report to the MPA confirming that the vegetation to be removed has been checked for nesting birds by a suitably qualified ecologist and that any necessary mitigation measures to protect active nests have been (or shall be) put in place, and provides for a further check immediately prior to the vegetation being removed following the MPA's approval in writing.

Reason: To avoid disturbance to breeding birds and to accord with the Wildlife and Countryside Act 1981 as amended.

HOURS OF OPERATION

35. 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, the following operations shall not take place except within the hours specified below:

	Mondays to Fridays	Saturdays	Sundays and Public Holidays (including Good Friday)
Site operations	07.00-19.00	07.00-13.30	Not at all
Haulage	07.00-17.00	07.00-13.30	Not at all

Reason: To avoid adversely affecting the surrounding environment.

ACCESS AND PROTECTION OF THE PUBLIC HIGHWAY

36. Vehicular access to and from the site shall only be via the approved site access.

Reason: In the interests of highway safety.

37. All vehicles leaving the site shall be thoroughly cleansed of mud, silt and other deleterious material before entering the public highway.

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

38. The loads of all vehicles leaving the site shall be fully covered by sheeting.

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

39. The numbers of heavy goods vehicles entering the site in connection with this permission shall not exceed the following limits:

- a) 75 each day on Mondays to Fridays;
- b) 40 each day on Saturdays; and
- c) an average of 50 per working day over any three month period.

Reason: In the interests of the amenity of users of the rights of way and to ensure that the site is and remains compatible with the surrounding area in accordance with Policy M3.13 of the Nottinghamshire Minerals Local Plan.

40. Records shall be maintained of the number of heavy goods vehicle movements into/out of the site on a daily basis and shall be made available within seven days upon written request from the MPA. All such records shall be kept for at least 12 months.

Reason: To ensure the development is carried out in accordance with the planning permission and to ensure that the site is and remains compatible with the surrounding area.

41. The haul route crossing public footpath No.8 shall be maintained in accordance with the scheme entitled 'Footpath No. 8 Crossing- May 2000' as amended by dwg No.C38/PL00/3.1 revised March 2001 including the provision of warning signs and other safety provisions, such measures to remain in place for the duration of the use of the haul route.

Details of any subsequent haul route required to cross footpath No. 8 shall first be submitted to the MPA for its consideration and written approval prior to its construction.

Reason: In the interests of public and highway safety in accordance with Policy M3.26 of the Nottinghamshire Minerals Local Plan.

BUFFER ZONE

42. A 5m wide Buffer Zone generally in accordance with that shown on Drawing No. C38/PL1/SUP2 'Proposed Tree Buffer Zone' dated March 1999, shall be clearly demarked on the ground, in a manner to be agreed with the MPA, and which shall be the limit of mineral extraction.

Reason: In the interests of nature conservation.

TOPOGRAPHICAL SURVEY

43. 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, or at alternative timeframes as may be agreed with the MPA. The survey shall identify areas of the site which are unworked, those restored, those undergoing mineral extraction and those to be restored.

Reason: To assist monitoring and to ensure the development is carried out in accordance with the approved plans.

SOIL HANDLING

44. Before topsoils and subsoils are stripped on each phase, or part phase, commencing with phase 2, a detailed soil handling scheme shall be submitted to the MPA for their consideration for that phase or part phase to ensure the general scheme approved under Condition 10 is achieved. Such schemes shall:

- a) be submitted at least 3 months prior to the expected commencement of soil stripping;
- b) identify clearly the origin, intermediate and final locations of soils for use in the restoration, as defined by soil units, together with details balancing the quantities, depths, and areas involved.

Reason: To ensure sufficient soils are available for restoration and to protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

45. Within 3 months of the formation of storage bunds the operator shall submit a plan to be approved in writing by the MPA showing the location, contours and volumes of the bunds, and identifying the soil types and units contained

therein. Any amendments to the scheme of soil handling shall also be included.

Reason: To ensure sufficient soils are available for restoration and to protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

46. Soil shall only be moved when in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil's wetness in relation to its lower plastic limit. This assessment shall be carried out on representative samples on each major soil type.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

47. The respreading of soils shall only be carried out when the ground on which it is to be placed is in a dry condition.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

48. Plant or vehicle movement shall be confined to clearly defined haul routes agreed in writing by the MPA and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

SOIL STRIPPING AND STORAGE

49. Before any part of the site is excavated or traversed by heavy vehicles or machinery (except for the purpose of stripping that part or stacking topsoil on that part), or is built upon, or used for the stacking of subsoil or overburden, or as a machinery dump or plant yard, or for the construction of a road, all available topsoil (and subsoil) shall be stripped from that part.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

50. Topsoil and subsoil shall be separately stripped to their full depth and shall wherever possible be immediately re-spread in their correct sequence to the depths as advised by the soil audit in condition 10. If this respreading is not practicable the topsoil and subsoil shall be stored separately for subsequent replacement.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

51. Written notification shall be made giving the MPA five clear working days notice of the intention to start stripping soils within any phase or part phase.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

52. Bunds for the storage of soils shall conform to the following criteria:

- a) topsoil bunds shall not exceed 3m in height and subsoil bunds shall not exceed 5m in height;
- b) materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

53. All storage bunds intended to remain in situ for more than 6 months or over the winter period are to be grassed over and weed control and other necessary maintenance carried out to the satisfaction of the MPA. The seed mixture shall be of Magnesian Limestone provenance within Nottinghamshire/Derbyshire and the seed mix and application rates shall first be approved in writing by the MPA.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

54. All topsoil, subsoil, and soil making material shall be retained on the site.

Reason: To ensure sufficient soils are available for restoration and to protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

55. Pockets of suitable soil making material shall be recovered, wherever practicable and necessary during the stripping or excavation operations, for use during the restoration phase.

Reason: To ensure sufficient soils are available for restoration and to protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

REPLACEMENT OF OVERBURDEN

56. Overburden arising from within the site shall be replaced to such levels, and in such a way in accordance with Drawing No. N322-00007-A 'Proposed Restoration Landform' that, after the replacement of subsoil and topsoil, the contours of the restored land conform with the restoration contours.

Reason: To ensure the site is restored in accordance with the approved documents.

57. The MPA shall be notified at each stage of compliance with Condition 56 and shall be given an opportunity to inspect the surface before further restoration work is carried out.

Reason: To ensure the site is restored in accordance with the approved documents.

SUBSOIL REPLACEMENT

58. After Condition 57 has been complied with, the material stripped and stored in accordance with Condition 53 shall be tipped in windrows and spread to the approved level in such a manner as to avoid compacting placed soils.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

59. The minimum settled depth of subsoil between areas for agriculture, woodland and Magnesian Limestone grassland shall be advised by the soil audit required by condition 10.

Reason: To ensure the site is restored in accordance with the approved documents.

60. Each subsoil layer formed in accordance with Condition 59 shall be ripped to its full depth at a spacing of 0.5m centres prior to the replacement of topsoil. Any stones or rocks with any dimension greater than 200mm are to be removed from the surface.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

61. The MPA shall be notified at each stage of compliance with Condition 60 and given the opportunity to inspect the work completed prior to further restoration being carried out.

Reason: To ensure the development is carried out in accordance with the approved documents.

TOPSOIL REPLACEMENT

62. After Conditions 58 to 61 have been complied with, topsoil shall be tipped in windrows and spread to the approved final levels in such a manner as to avoid compacting placed soils.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

63. The minimum depth of topsoil between areas for agriculture, woodland and Magnesian Limestone grassland shall be advised by the soil audit required by condition 10.

Reason: To ensure the site is restored in accordance with the approved documents.

64. Each topsoil layer formed in accordance with Condition 63 shall be ripped to its full depth at a spacing of 0.5m centres prior to the replacement of topsoil. Any stones or rocks with any dimension greater than 100mm are to be removed from the surface.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

65. The MPA shall be notified at each stage of compliance with Conditions 62 –64 and given the opportunity to inspect the topsoil respread prior to further restoration being carried out.

Reason: To ensure the development is carried out in accordance with the approved documents.

66. Following respreading of topsoil in accordance with Conditions 62-65 above, soil samples at the rate of 4 per ha shall be taken for chemical analysis to identify any deficiencies which may need correcting in order to bring the land up to the required standard for agricultural or conservation purposes.

Reason: To protect the quality of soils in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

67. The results of the soil analyses, along with details of proposed seed mixtures, sowing rates, fertiliser applications, tree and shrub planting, and ground cultivations for each phase of soil replacement shall be submitted to, for approval in writing by, the MPA.

Reason: To provide appropriate landscape restoration treatment in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

68. In the first available sowing season following the spreading of soils in each phase that area shall be sown in accordance with details of the seed mixture and rate of application as approved in writing by the MPA under condition 67.

Reason: To provide appropriate landscape restoration treatment in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

RESTORATION DETAILS

69. Prior to commencement of mineral extraction as notified under condition 2b an updated scheme of hedgerow, tree and shrub planting shall be submitted to and approved in writing by the MPA. The scheme shall accord with the overall layout shown on dwg N322-00007-A 'Proposed Restoration Landform' and shall include:

- i) the percentage of each species to be planted;
- ii) the size of each plant and the spacing between them;
- iii) the preparations to be made to the ground before planting;

- iv) the fencing off of planted areas;
- v) existing hedges, trees and shrubs to be retained (including providing an appropriate standoff to the working area);
- vi) a subsequent maintenance and managerial programme during the five year aftercare period (the commencement of which shall be agreed in writing with the MPA).

The planting scheme shall be implemented in accordance with the approved details and implemented in the first planting season following the completion of soil replacement operations within any restoration phase or sub phase. Timings for the planting of the tree and scrub strip along the western side boundary shall be separately agreed with the MPA.

Reason: To provide appropriate landscape restoration treatment in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

70. Prior to restoration works taking place in any phase or sub phase (including placement of any overburden, sub soils or top soils) an updated scheme for the establishment of Magnesian Limestone Grassland on the area identified on Drawing No. N322-00007-A 'Proposed Restoration Landform' shall be submitted to and approved in writing by the MPA. The scheme shall include:
- i) Identification of suitable restoration materials (over burden/sub soils) following an assessment of its chemical suitability and likelihood to already contain a suitable seed bank potential;
 - ii) any micro-habitats that need to be established, which could include ridges and furrows, sunny banks, areas of bare ground;
 - iii) the seed mix to be sown and the source of the seed shall be of Magnesian Limestone provenance within Nottinghamshire/Derbyshire, and shall include a temporary stabilising mix;
 - iv) the preparation to be made to the ground before sowing;
 - v) fencing off of sown areas;
 - vi) Details of the selective translocation of orchids from the soil/overburden storage areas;
 - vii) a subsequent maintenance and management programme during the five year aftercare period (the commencement of which shall be agreed in writing with the MPA) once the seed has been sown which shall include botanical monitoring and the carrying out of any remedial works necessary to achieve successful grassland creation.

The sowing shall be implemented in accordance with the approved details and in the first sowing season following the completion of soil replacement operations within any restoration phase or sub phase.

Reason: To provide appropriate landscape restoration treatment in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

71. Prior to restoration works taking place in any phase or sub phase (including placement of any overburden, sub soils or top soils) an updated scheme for the treatment of quarry faces (to provide a variety of angled faces which are to be

left to allow natural regeneration of flora to provide different microclimates and habitats) shall be submitted to and approved by the MPA. The scheme shall be implemented prior to soil replacement operations within any restoration phase.

Reason: To provide appropriate landscape restoration treatment in accordance with Policy M4.4 of the Nottinghamshire Minerals Local Plan.

REINSTATEMENT OF QUARRY ACCESS ROAD

72. No later than 3 months prior to the commencement of mineral extraction in the final phase of extraction details of the reinstatement of, or amendments to, the site access road and its junction with Wood Lane suitable for the long term use of the route post quarrying shall be submitted to the MPA for its approval in writing. The submitted scheme shall include details of a five year aftercare period for the proposed works. The reinstatement /amendment to the site access road shall be implemented in accordance with the approved details.

Reason: To ensure the site is restored satisfactorily and to ensure the junction is fit for purpose following the site restoration in the interest of highway safety.

AFTERCARE

73. No later than 3 months prior to the replacement of soils/regrading of the final landform in the first phase of restoration an aftercare scheme providing for such steps as may be necessary to bring the land up to the required standard for agricultural/conservation use within a five year aftercare period (the commencement of which shall be agreed in writing with the MPA) shall be submitted to, for approval by, the MPA. 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 to include: textures, structures and depths to a minimum depth of one metre;
- 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) animal stocking rates;
- g) drainage amendments and field underdrainage;
- h) management practices such as the cutting of vegetation;
- i) tree protection;
- j) remedial treatments;
- k) irrigation; and
- l) fencing.

Reason: To provide appropriate aftercare in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan and to ensure the site is restored satisfactorily.

74. 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 73(e) above, having regard to the condition of the land, progress in its rehabilitation and necessary maintenance.

Reason: To provide appropriate aftercare in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan and to ensure the site is restored satisfactorily.

75. The aftercare programme for each phase of the site shall be implemented in accordance with the details approved under Condition 73 above, as amended following the annual site meeting referred to in Condition 74 above.

Reason: To provide appropriate aftercare in accordance with Policy M4.9 of the Nottinghamshire Minerals Local Plan and to ensure the site is restored satisfactorily.

REMOVAL OF MINING FACILITIES

76. 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.

Reason: To define the approval and for the avoidance of doubt.

77. 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 to levels shown on drawing N322-00007-A 'Proposed Restoration Landform'.

Reason: To ensure the development is carried out in accordance with the approved documents.

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

Reason: To define the approval and for the avoidance of doubt.

CESSATION OF WORKING

79. Should, for any reason, the extraction of limestone from the site cease for a period in excess of 12 months then upon written request from the MPA, a revised scheme for the restoration of the site shall be submitted, including a schedule of timings, provision of soiling, grass seeding, tree planting and fencing in a similar manner to that submitted with the application and subsequently modified by these conditions. The restoration scheme as

approved shall thereafter be implemented in accordance with the approved schedule of timings.

Reason: To ensure the site is restored satisfactorily and in accordance with Policy M4.8 of the Nottinghamshire Minerals Local Plan.

COMPLETION

80. All mineral extraction shall cease by no later than 31 October 2035. The site shall be fully restored in terms of the replacement of soils, provision of surface features and establishment of the mix of land uses shown in Drawing N322-00007-A 'Proposed Restoration Landform' by 31 October 2037.

Reason: To define the approval and for the avoidance of doubt.

NOTES TO APPLICANT

- (1) If it is necessary to temporarily close or divert the Public Footpath on a short term basis then the applicants should contact NCC Countryside Access for further discussion.
- (2) The operator is reminded of its responsibilities under the Quarry Regulations 1999 for ensuring the safety and stability of excavations and in particular where the safety of users of the adjoining public footpaths is critical. Cliff faces are required to be suitably designed (through appropriate geo-technical assessment) to ensure they remain stable and in a safe condition both during the life of the quarry and as reasonably practicable thereafter.
- (3) Severn Trent Water advise that although the statutory sewer records do not show any public sewers within the area specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and from Severn Trent Water. Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991.