

## RECOMMENDED PLANNING CONDITIONS

### Commencement

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

*Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.*

2. The operator shall provide written notification of commencement of the development hereby permitted to the Mineral Planning Authority (MPA) at least seven days but no more than fourteen days prior to the commencement of the development.

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

### Development Granted Planning Permission

3. This permission relates to southern and western extensions to the existing sand and gravel quarry with restoration to water, nature conservation and agriculture together with revised restoration of the existing workings and retention of existing plant site and site access. Except where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the details contained within the planning application submission dated September 2016 and received by the MPA on 3<sup>rd</sup> October 2016 as amended by the Reg. 22 submissions received by the MPA on 21<sup>st</sup> December 2017 and 15<sup>th</sup> June 2018 and detailed on the following drawings:

- a. Drawing no. L020AER115.PDF: Proposed areas of south and western extensions at Langford Quarry dated 23/10/2015 and received by the MPA on 3<sup>rd</sup> October 2016.
- b. Drawing no. L20PHEX116.PDF: South and West Extension Phasing of sand and gravel extension at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- c. Drawing no. L20PHOB116.PDF: South and West Extension Phasing of overburden removal at Langford Quarry dated 14/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- d. Drawing no. L20PHA116.PDF: South and West Extension Phase A1 Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.

- e. Drawing no. L20PHA116.PDF: South and West Extension Phase A2 Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- f. Drawing no. L20PHB116.PDF: South and West Extension Phase B Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- g. Drawing no. L20PHC116.PDF: South and West Extension Phase C Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- h. Drawing no. L20PHD116.PDF: South and West Extension Phase D Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- i. Drawing no. L20PHE116.PDF: South and West Extension Phase E Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- j. Drawing no. L20PHF116.PDF: South and West Extension Phase F Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- k. Drawing no. L20PHG116.PDF: South and West Extension Phase G Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- l. Drawing no. L20PHH116.PDF: South and West Extension Phase H Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- m. Drawing no. L20PHI116.PDF: South and West Extension Phase I Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- n. Drawing no. L20PHJ116.PDF: South and West Extension Phase J Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- o. Drawing no. L20PHK116.PDF: South and West Extension Phase K Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- p. Drawing no. L20PHL116.PDF: South and West Extension Phase L Development at Langford Quarry dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.
- q. Drawing no. L20RE4A17.PDF: South and West Extension Proposed Restoration dated 17/07/2017 and received by the MPA on 21<sup>st</sup> December 2017.

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

#### Duration of Planning Permission

4. All sand and gravel extraction operations shall cease within ten years of date of commencement, as notified under condition 2 above.

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

5. The quarry shall be developed on a phased basis incorporating ongoing extraction and restoration in accordance with the submitted details. Final quarry restoration works shall be completed within one year of the completion of mineral extraction, or within eleven years of the date of commencement, as notified under Condition 2, whichever is sooner.

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

#### Access

6. There shall be a maximum of 495 HGV's visit the site each week (990 two way movements). Written records shall be maintained of all HGV movements into and out of the site. Copies of the HGV vehicle movement records shall be made available to the MPA within 7 days of a written request being made by the MPA.

*Reason To limit vehicle movements at the proposed quarry in accordance with Policy M3.13 of the Nottinghamshire Minerals Local Plan.*

7. There shall be no vehicular or pedestrian access for the purpose of extraction or restoration or any activities ancillary to those operations from Cottage Lane or from any other point on the boundary of the site other than the access point to the A1133 as shown on Drawing No. L020AER115.PDF. Any gates on this road shall be set back a minimum of 18 metres away from the edges of the carriageway of the A1133 and shall open inwards. Visibility splays of 4.5m x 225 metres shall be maintained and the area within that splay shall be kept clear of any obstruction over 1 metre in height. Carriageway markings and give way signs shall be maintained to the satisfaction of the MPA at all times.

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

8. Wheel-cleaning facilities, details of which were submitted to the MPA on 21 June 1989 and approved in writing by the MPA on 7 August 1989, shall be used by all outbound HGVs. In the event that the approved wheel-cleaning facilities prove inadequate, then within one month of a written request from the MPA, a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway

shall be submitted to the MPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented in accordance with the approved details and thereafter maintained at all times.

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

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

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

#### Phasing

10. Extraction operations shall progress sequentially in accordance with Drawing no.'s L20PHEX116.PDF and L20PHA116.PDF – L20PHL.16PDF: South and West Extension Phase A-L dated 05/09/2016 and received by the MPA on 3<sup>rd</sup> October 2016.

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

11. A topographical survey of the site shall be submitted to the MPA by 31 December each year, following the commencement of the planning permission as notified under condition 2 above. The survey shall identify areas of the site which are unworked, those restored, those undergoing mineral extraction and those to be restored.

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

#### Working Hours

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

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

## Flood Protection and Watercourses

13. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) report reference 1993/FRA Version F1 compiled by Hafren Water in September 2016. The following mitigation measures detailed within the FRA shall be undertaken by the operator:
- a. It is not permitted to raise ground levels above the pre-excavated topographical level at any location across the site.
  - b. No screening bunds are to be placed in the development site, as per paragraph 3.2 of the response to request for further information under Regulation 22, dated December 2017.
  - c. Any temporary 'heaps' required will be located on the quarry floor with no implication for flood risk as per paragraph 3.2 of the response to request for further information under Regulation 22, dated December 2017.
  - d. No water is to be pumped into adjacent water courses. Water entering the excavated void will generally be channelled through the adjacent RSPB Reserve (the restored main quarry workings) and discharged from the site via the approved outfall into the River Trent in accordance with the discharge consent for that facility, as per paragraph 3.3 of the response to request for further information under Regulation 22, dated December 2017.
  - e. Notwithstanding the generality of Condition 13d above, during periods following site flooding, and only following the prior written agreement of the MPA in consultation with the Environment Agency, alternative temporary pumping arrangements will be considered by the MPA,

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

14. A minimum distance from quarry excavations shall be maintained of 50m from the top bank of the River Trent and 10m from the top bank of the Slough Dyke embankment. No vehicles or plant shall be permitted to run within 10 metres of the bank of Slough Dyke, except on properly constructed roadways and with adequate measures to avoid spillage of material into the Dyke.

*Reason: To minimise risks of a potential breach of the River Trent and the Slough Dyke watercourses to ensure compliance with Policy M3.9 of the Nottinghamshire Minerals Local Plan to protect the ecological interests of these watercourses and following the receipt of advice from the Canal and River Trust.*

15. All conveyor systems must be mounted at least 1 metre above ground level with the centres of supports at least 3 metres apart. The operator must undertake regular inspections of the conveyor systems and remove all obstructions from beneath the belts. All flood debris shall be removed by the operator as soon as possible.

*Reason: To not impede flows in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.*

16. All haul and access roads must be at or below original ground level within the washland area, with the exception of any approved structure/crossing points within the site (including the existing Slough Dyke bailey bridge and conveyor crossing point).

*Reason: To not impede flood flows in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.*

#### Archaeological Investigation

17. The development shall be carried out in accordance with a written scheme of archaeological investigation to be submitted to, and agreed in writing by the MPA prior to the commencement of the development. Should any archaeological remains of national significance be discovered they must be reported immediately to the MPA and operations in the vicinity of the discovery shall cease and shall not recommence until appropriate contingency arrangements have been agreed between the applicants, their archaeological consultants and the MPA in writing. All work is to be implemented in full accordance with the agreed written scheme of treatment, subject to any modifications which may be agreed under Condition 18 (below) and the condition will not be discharged until the final report on the archaeological work has been approved by the MPA.

*Reason To ensure that that adequate archaeological investigation and recording is undertaken prior to mineral extraction taking place, in accordance with Policy M3.24 of the Nottinghamshire Minerals Local Plan.*

18. The methodology used within the archaeological scheme of investigation shall be reviewed upon the completion of each phase of soil stripping to identify any opportunities to modify and improve the process in subsequent phases. The conclusions and recommendations of this archaeological scheme review shall be submitted to the MPA prior to soil stripping in the next phase and implemented in these later phases of the archaeological investigation.

*Reason To ensure that that adequate archaeological investigation and recording is undertaken prior to mineral extraction taking place, in accordance with Policy M3.24 of the Nottinghamshire Minerals Local Plan.*

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

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

### Floodlighting

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

*Reason To minimise impact on the amenity of the local area, in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan and to minimise disturbance to bat activity and their roosts.*

### Pollution Control

21. Processed water used in the sand and gravel washing system shall be discharged into the approved settlement ponds prior to being discharged into any controlled waters. From the commencement of the development until restoration of the site the operator shall maintain the settlement ponds on a regular basis to ensure the lagoons remain operational.

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

22. Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

*Reason: In the interest of pollution control in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.*

### Storage Heights

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

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

#### Footpath Crossing Point

24. Prior to soil stripping progressing north of Langford Footpath 3, a design specification for the design of a footpath crossing point shall be submitted to the MPA for its approval in writing. The footpath crossing shall be installed in accordance with the approved details.

*Reason: To maintain public access along Langford Footpath 3 throughout the operation life of the quarry, in accordance with the requirements of Policy M3.26 of the Nottinghamshire Minerals Local Plan.*

#### Noise

25. All plant, machinery and vehicles (excluding delivery vehicles which are not owned or under the direct control of the operator) used on the site shall incorporate white noise reversing warning devices and be fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications to minimise noise disturbance to the satisfaction of the MPA.

*Reason To ensure that noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.5 of the Nottinghamshire Minerals Local Plan. All plant, machinery and vehicles permanently used on the site shall incorporate such noise abatement measures as, from time to time, may be required by the MPA.*

26. 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 limit measured as Equivalent Continuous Noise Level for a 1 hour LAeq:

LOCATION	LAeq, 1hr
1) The Ness, North Muskham	55dB
2) Lodge Farm, North Muskham	55dB
3) Holme End Barn, Holme Village	55dB
4) Langford Crossing Cottage, Holme Lane	55dB
5) Lowfield Farm, Gainsborough Rd, Langford	55dB
6) Willow Farm, Cottage Lane	55dB
7) Sunny View Cottage, South End	55dB

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

27. Notwithstanding the requirements of Condition 26 above, for temporary operations such as soil stripping, replacement and bund formation, the LAeq 1 hour noise level at any noise sensitive properties shall not exceed 70 dB(A). Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight weeks in a year at any individual noise sensitive property; the dates of these occurrences shall be notified in writing to the MPA.

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

### Dust

28. Measures shall be taken to minimise the generation of dust from operations at the site. These shall include, but not necessarily be limited to any or all of the following steps as appropriate:
- a. The use of water bowsers to dampen haul roads, stock-piles and other operational areas of the site;
  - b. The sweeping of access and haul roads, where necessary;
  - d. The minimisation of drop heights during loading and unloading of sand and gravel;
  - e. Limiting on-site vehicle speeds;
  - f. The use of sealant as appropriate to create a crust on dusty surfaces.
  - g. Upon request of the MPA, the temporary suspension of mineral processing, mineral extraction or soil movements during periods of unfavourably dry or windy weather conditions.

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

29. Mineral shall be transported from the southern extension area to the processing plant by field conveyor. In the western extension dump trucks may be used to transport the 'as dug' mineral to a conveyor feed hopper as detailed on Drawing No.'s L20PHC/D/E16.PDF South and West Extension Phase C, D & E wherein it shall be transported by conveyor to the plant site.

*Reason To ensure that dust impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.7 of the Nottinghamshire Minerals Local Plan and noise impacts associated with the operation of the development are minimised, in accordance with the requirements of Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

### Landscape Protection

30. Prior to the commencement of soil stripping within the southern and western extensions hereby approved, the perimeter boundary hedgerows, trees and shrubs shall be surveyed giving particular attention to the hedgerow height, density and presence of any gaps. The results of the survey shall be submitted to the MPA as part of a written report which shall incorporate a hedgerow management strategy to identify opportunities to enhance, plant up gaps and extend the length of boundary hedgerows and allow the hedgerows to grow larger and thicker. The landscape management scheme shall also incorporate management provisions for woodland planting block 2 to retain and maintain this landscaping for the life of the quarry including its aftercare period.

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

### Ecology

31. A supplementary barn owl nesting box shall be installed within six months of the commencement of the planning permission. The location of the nesting box shall be agreed in writing with the MPA prior to its installation.

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

32. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows shall not be undertaken during the months of March to August inclusive, except when approved in writing by the MPA and in such circumstances following the carrying out and submission in writing to the MPA for approval in writing of an ecological appraisal undertaken by an appropriately qualified person.

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

33. Prior to any tree removal, a licensed bat worker shall re-survey all trees to be felled. The results of the bat survey shall be submitted in writing to the MPA. If bats are present, a working design, method and timetable to mitigate any undue adverse effects on the species involved shall be submitted to the MPA for approval in writing. The mitigation measures shall be implemented as approved.

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

34. Prior to any vegetation clearance within any phase of the development a walk over survey shall be carried out by an appropriately qualified ecologist to ensure that no badger setts have become established within the working area. The results of the walk over survey shall be submitted in writing to the MPA. If badgers are present, a working design, method and timetable to mitigate any undue adverse effects on these species shall be submitted to the MPA for approval in writing. The mitigation measures shall be implemented as approved.

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

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

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

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

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

37. The fox earth within the western extension of the quarry shall be removed humanely prior to the commencement of soil stripping.

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

#### Controls over Future Development

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

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

### Soil Stripping, Handling and Storage

39. The MPA shall be notified in writing at least 5 working days before soil stripping is due to commence on any phase, or part phase in the event that a phase is not stripped in its entirety in one stripping campaign.

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

40. No turf, topsoil, subsoil or overburden shall be removed from the site. No waste materials including soils and mineral working wastes shall be brought onto the site.

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

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

*Reason: To ensure proper restoration and in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.*

42. A detailed soil-handling scheme for each phase of the development shall be submitted in writing to the MPA at least one month prior to the stripping of any soil from each phase of the site. Such a scheme shall include the following details:

- The size, location, volume and composition of soil to be stripped;
- Details of where the soils will be placed either for direct placement as part of phased restoration operations, or their storage within mounds;
- The types of machinery to be used;
- The routes to be taken by plant and machinery involved in soil handling operations;
- The depths of subsoil and topsoil to be replaced;
- The spacing and depth of any post-replacement soil ripping and cultivations.

The development of that phase shall thereafter be carried out in accordance with the approved scheme.

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

43. The topsoil shall be stripped to the full depth of not less than 300mm, and all subsoil shall be stripped to a depth of not less than 1000mm.

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

44. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road, or storage of topsoil, subsoil or overburden or waste or mineral deposits until all available topsoil and subsoil to a minimum depth of 1000mm has been stripped from that part.

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

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

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

46. Topsoil, subsoil, and soil making material shall only be stripped when it is in a dry and friable condition and movements of soils shall only occur:

- (a) when all soil above a depth of 300mm is in a suitable condition that it is not subject to smearing;
- (b) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

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

47. All storage mounds that will remain in situ for more than 6 months, or over winter, shall be seeded with a suitable mix to benefit farmland birds within 3 weeks of their construction in accordance with a seed mixture which has been agreed in writing by the MPA. The mounds shall thereafter be maintained free of weeds until used for restoration purposes.

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

48. Details of the volumes and location of soils stored on the site shall be submitted to the MPA by 31 December each year.

*Reason To monitor the restoration of the site and to ensure all available soil resources are conserved or managed, in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.*

## Soil Replacement

49. The MPA shall be notified in writing at least 5 working days before each of the following:
- (a) overburden has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out, and
  - (b) when subsoil has been prepared ready for topsoil replacement to allow inspection of the area before further restoration of this part is carried out, and
  - (c) on completion of topsoil replacement to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

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

50. Subsoils shall only be replaced on those parts of the site which are restored above water level when the ground on which they are to be placed is in a dry and friable condition and no movements, re-spreading, levelling, ripping or loosening of subsoil or topsoil shall occur:
- (a) when it is raining; or
  - (b) when there are pools of water on the surface of the storage mound or receiving area.

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

51. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced subsoil, or topsoil except where essential and unavoidable for purposes of carrying out ripping and stone picking or beneficially treating such areas. Only low ground pressure machines shall work on prepared ground.

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

52. Subsoil within areas of the site above the lake water level (dry land) shall be re-laid so that the total thickness of settled subsoil is no less than 0.7 metres.

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

53. Each subsoil layer placed above lake water level (dry land) 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 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 of off-site or buried at a depth not less than 2 metres below the final contours.

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

54. Topsoil shall be evenly re-spread on the land above lake water level (dry land) to achieve at least a minimum of 300mm settled depth.

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

55. The re-spread topsoil shall be rendered suitable for agricultural cultivation by loosening:

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

56. The operator shall take all reasonable precautions to prevent the mixing of topsoil, subsoil and overburden.

*Reason: To ensure proper restoration and in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.*

#### Restoration

57. The phased restoration plan and landscaping scheme for the total application site shall be carried out in accordance with Drawing no. L20RE4A17.PDF: South and West Extension Proposed Restoration dated 17/07/2017 and received by the MPA on 21<sup>st</sup> December 2017. The implementation of the restoration and landscaping scheme shall be carried out progressively in general compliance with the timetable shown on Drawing no.'s L20PH(A-L)116.PDF – South and West Extension Phase A1-Phase L Development and Drawing no. L20RE4A17.PDF: South and West Extension Proposed Restoration dated 17/07/2017 and received by the MPA on 21<sup>st</sup> December 2017. The backfilled material shall be levelled and graded in accordance with

the restoration contours identified on the plan and the level of the site shall not exceed the original ground levels of the site.

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

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

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

59. All processing plant within the plant site area including their foundations shall be removed following the substantial cessation of mineral extraction from this site. The plant site shall thereafter be restored in accordance with the details shown on Drawing no. L20RE4A17.PDF: South and West Extension Proposed Restoration dated 17/07/2017 and received by the MPA on 21st December 2017

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

#### Aftercare

60. Following restoration the land restored to agriculture shall undergo aftercare management of a five year period. All other parts of the site shall undergo aftercare management for a 15 year period.

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

61. Prior to any area being entered into aftercare the extent of the area and its date of entry into aftercare shall be agreed in writing with the MPA, the aftercare period shall run from the agreed date.

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

62. An aftercare scheme and strategy shall be submitted for the written approval of the MPA no later than 3 months before the spreading of subsoil commences within each phase. The strategy shall outline the steps to be taken, the period during which they are taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to a satisfactory condition. The aftercare scheme shall include but not be restricted to details of the following:

- (a) cultivations;
- (b) weed control;
- (c) sowing of seed mixtures;

- (d) soil analysis;
- (e) keeping of records and an annual review of performance and proposed operations for the coming year, to be submitted to the MPA between 31 March and 31 May each year;
- (f) drainage amendments;
- (g) subsoiling and underdrainage proposals;
- (h) management practices such as the cutting of vegetation;
- (i) tree protection;
- (j) remedial treatments;
- (k) irrigation; and
- (l) fencing.

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

63. 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 62(e) above, having regard to the condition of the land; progress in its rehabilitation and necessary maintenance.

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

64. The aftercare programme shall be implemented in accordance with the details approved under Condition 62 above, as amended following the annual site meeting referred to in Condition 63 above.

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

#### Cessation of Workings

65. Should, for any reason the winning and working of minerals from the application site cease for a period in excess of 6 months which in the reasonable opinion of the MPA constitutes a permanent cessation of mineral extraction, then within three months of the receipt of a written request from the MPA, a revised scheme for the restoration of the site shall be submitted to the MPA. Such a scheme shall include a schedule of timings, final contours, provision of soiling, sowing of grass, planting of trees and shrubs, drainage and fencing in a similar manner to that submitted with the application and modified by these conditions.

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

66. 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 62 – 63 above.

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

### **Note to Applicant**

1. The planning permission is issued subject to a Section 106 legal agreement which controls the routeing of lorries prohibiting them accessing and departing the quarry from north necessitating access through Collingham village.
2. The Slough Dyke is a designated a 'main river'. Please note, under the terms of the Water Resources Act 1991, and the land drainage byelaws prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank.
3. Network Rail request that the operator contacts their company (Asset Protection Project Manager) in the event of any abnormal loads are required to pass over Network Rail property.