

RECOMMENDED PLANNING CONDITIONS

PROPOSAL 1: VARY CONDITIONS 8 AND 9 OF PLANNING CONSENT 3/98/0800 TO ALLOW AN EXTENSION TO THE DURATION OF QUARRY WORKINGS UNTIL 31ST DECEMBER 2035 (CURRENTLY 31ST AUGUST 2016) WITH FULL SITE RESTORATION TO BE COMPLETED BY 31ST DECEMBER 2036. THE SUBMISSION ALSO INCORPORATES AN INTERIM RESTORATION SCHEME RELATING TO LAND TO THE SOUTH OF THE PLANT SITE.

NEWARK AND SHERWOOD DISTRICT REF. NO.: 3/16/01341/CMM

Commencement of Planning Permission

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

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

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

Reason: For the avoidance of doubt.

Scope of Planning Permission

3. This permission is for the completion of sand and gravel extraction for an extended duration until 31st December 2035 and the subsequent restoration of the site to be completed by the 31st December 2036. The development shall be carried out in accordance with the details contained within the Environmental Statement submitted to the MPA on 8th August 2016 and the two subsequent Regulation 22 responses received by the MPA on 20th December 2016 and 7th February 2017 and shown on the following drawings, except where amendments are made pursuant to the other conditions attached to the permission which are approved in writing by the MPA.
 - a. Drawing No. G011/00159: Location Plan – Girton Quarry dated 24th June 2016 and received by the MPA on 8th August 2016.
 - b. Drawing No. G011/00160: Site Plan – Girton Quarry dated 24th June 2016 and received by the MPA on 8th August 2016.

- c. Drawing No. G11QDPH906.PDF: Amendments to Phasing Plan – Girton Quarry dated October 2006 and received by the MPA on 8th August 2016.
- d. Drawing No. G11SOILS116.PDF: Soils in Store at June 2016 – Girton Quarry dated 14/06/2016 and received by the MPA on 8th August 2016.
- e. Drawing No. G011/00162/A: Restoration Plan – Girton Quarry dated 07/02/2017 and received by the MPA on 7th February 2017.
- f. Drawing No. G11/145b: Restoration Proposals (Historical Plant Site) dated September 2007 and received by the MPA on 8th August 2016.
- g. Drawing No. G11RE116.PDF: Proposed Interim Restoration areas – Girton Quarry dated 16/06/2016 and received by the MPA on 8th August 2016.
- h. Drawing No. G11RE216.PDF: Proposed Interim Restoration Final Landform – Girton Quarry dated 16/06/2016 and received by the MPA on 8th August 2016.

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

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

Duration of Planning Permission

- 4. All sand and gravel extraction operations shall be completed by 31st December 2035 and the site shall subsequently be restored within 12 months of the cessation of sand and gravel extraction operations on the site, or by 31st December 2036, whichever is the sooner.

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

- 5. The operator shall provide written notification to the MPA at least seven days but no more than fourteen days prior to:
 - a. The date of the re-commencement of the development hereby permitted.
 - b. The date of commencement of mineral extraction in any new phase.
 - c. The date of completion of mineral extraction in any phase.
 - d. The completion of mineral extraction.

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

Buildings, Fixed Plant and Machinery

6. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, no buildings, fixed plant, or machinery, other than approved by this permission shall be erected or placed on the site without the prior approval of the MPA.

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

Hours of Working

7. 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	7am to 7pm	7am to 1pm	Not at all
Stripping, replacement, regrading or ripping of soils or overburden	7am to 7pm	7am to 3pm	Not at all
Servicing, testing, or maintenance of plant or machinery	7am to 5pm	7am to 4pm	Not at all

Reason: To control noise emissions from the site in accordance with Nottinghamshire Minerals Local Plan Policy M3.5.

Landscaping

8. Within 6 months of the date of this planning permission, a scheme for the planting of a hedgerow along the A1133 road frontage and Green Lane including measures to protect and enhance the existing sections of hedge to be retained and subsequent management arrangements shall be submitted for approval by the MPA. The approved scheme shall be implemented in the first planting season following its approval and thereafter maintained in accordance with the approved details.

Reason: To ensure satisfactory landscape planting of the site in accordance with the requirements of Policy M3.4 of the Nottinghamshire Minerals Local Plan.

Hydrology and Drainage

9. A scheme for monitoring and controlling groundwater and surface water levels within the site and especially in the vicinity of the Old Trent Oxbow Local Wildlife Site shall be submitted to and approved in writing by the MPA prior to re-commencement of development. The piezometer data relating to groundwater and surface water levels shall be supplied to the MPA at not less than six-monthly intervals following commencement of extraction.

Reason: To ensure surface water flows and ground water levels are not detrimentally affected in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

10. Prior to the commencement of dewatering in any phase of extraction, details of measures to compensate for any adverse effect of groundwater drawdown shall be submitted to the MPA for approval. The measures shall be implemented as approved.

Reason: To ensure surface water flows and ground water levels are not detrimentally affected in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

11. Throughout the period of working, restoration and aftercare, any ditch, watercourse, or culvert passing through the site shall be protected and supported, or satisfactorily diverted so as not to impair the flow or render less effective the drainage onto and from adjoining land.

Reason: To not impair the flow or render less effective the drainage onto and from adjoining land in accordance with Policy M3.8 of the Nottinghamshire Minerals Local Plan.

12. Any oil, fuel lubricant and other potential pollutants shall be handled in such a manner as to prevent pollution of any watercourse, aquifer or soil resource (both in situ and in store). All oil, fuel and liquid chemical storage tanks and their associated filling points, vents, gauges, sight glasses and pipework are to be placed on impervious floors and enclosed with a bund of at least 110% capacity of the largest tank which is to be maintained at that capacity or greater by removal of liquid and debris. Each bund shall be designed so as to prevent the release of stored materials in the event of a leak or spillage. Any leaked or spilled substances, removed liquid and debris are to be disposed of to a facility licensed for that purpose.

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

Noise

13. The existing noise monitoring scheme shall be re-evaluated to ensure that it continues to be appropriate and representative. The re-evaluated scheme shall be submitted to the MPA and have been approved in writing by the MPA prior to the recommencement of quarrying operations and shall provide for sample

measurements to be taken as soon as practicable after the commencement of any new phase and otherwise at agreed intervals. 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. The noise monitoring results shall be submitted in writing to the MPA within 28 days of the survey date. Should the noise monitoring results indicate that noise limits are being exceeded, steps shall be taken to ensure future compliance, in accordance with details to be agreed in writing by the MPA. If locations vary from the agreed criterion locations, the same acoustic modelling procedure shall be used to calculate the levels at the agreed locations.

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

14. Except for temporary operations, the Equivalent Continuous Noise Level, LAeq, 1h, at the noise sensitive premises adjoining the site, due to operations on the site, shall not exceed the criterion noise levels set out in the Schedule below at any of the noise sensitive properties listed. The criterion levels are expressed as hourly free-field LAeq figures. Measurements taken to check the compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

Criterion Noise Levels LAeq, 1 hour

<u>Location</u>	<u>LAeq</u>
Girton Grange	45
Highcroft	54
Trent House Farm	45

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

15. For temporary operations such as soil stripping, bund formation and restoration, the LAeq level at any noise sensitive properties shall not exceed 70 dB(A), expressed in the same manner as above. Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight working weeks in any twelve month period to any individual noise sensitive property.

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

16. Only electric pumps shall be used when required to dewater the workings except in an emergency which shall be notified immediately to the MPA or where acoustic data has been submitted to, and agreed in writing by the MPA to demonstrate adverse noise emissions would not result.

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

17. No excavated minerals shall be transported from the working face to the plant site other than by means of an electrically driven conveyor.

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

18. All plant, machinery and vehicles used on the site shall incorporate such noise abatement measures as, from time to time, may reasonably be required by the MPA and shall be silenced at all times in accordance with the manufacturers' recommendations.

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

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

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

Dust

20. All possible measures shall be taken to minimise the generation of dust from operations on the site. This shall include taking any or all of the following steps as appropriate:

- (a) The use of water bowsers to dampen haul roads and other operational areas of the site;
- (b) Upon request from the MPA, the temporary suspension of mineral extraction, soil and overburden stripping and replacement operations during periods of unfavourable dry and windy weather conditions.
- (c) Any other measures that may be reasonably agreed with the MPA as circumstances dictate.

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

Phasing

21. Soil and overburden stripping and replacement and extraction and restoration operations shall progress sequentially in accordance with Drawing No.

G11QDPH906.PDF: Amendments to Phasing Plan – Girton Quarry dated October 2006 and received by the MPA on 8th August 2016.

Reason: To minimise the area of land taken out of beneficial use at any one time and to ensure reclamation is achieved as quickly as possible in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

Ecological Protection and Management

22. Prior to the recommencement of quarrying, an over-arching water vole habitat protection and translocation strategy shall be submitted to the MPA for its approval in writing. This over-arching strategy shall consider the potential impacts on water vole populations across the entirety of the site and shall identify areas where water vole habitat could potentially be lost and areas where replacement habitat would be provided. The scheme shall give consideration to the requirement to ensure replacement/compensatory habitats are established prior to the removal of existing habitat and a programme of monitoring of water vole populations across the site. A monitoring report shall be submitted to the MPA on an annual basis. In the event that monitoring identifies a reduction in water vole population across the site, then the operator shall review the strategy with a view to providing further habitat protection and compensation measures. The strategy shall also include a timetable for the implementation of the proposed measures. The strategy shall be implemented in accordance with the approved details.

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

23. Prior to the recommencement of quarrying operations, details shall be submitted for approval in writing by the MPA to identify the installation of 20no. bat boxes, including the location of the proposed boxes and the timetable for their installation. The bat boxes shall be installed in accordance with the approved scheme. A 50m standoff shall be provided around the Barn Owl box (marked TN13 on Figure 4 of the Ecological Impact Assessment) between the months of March and September inclusive.

Reason: Details are required prior to the recommencement of quarrying in the interest of protecting species and their habitats, in accordance with government policy set out within the National Planning Policy Framework.

24. Prior to the commencement of development in any phase, a detailed ecological mitigation/compensation and restoration strategy, including a programme of monitoring of the created habitats and progressive restoration, shall be submitted to the MPA for its approval in writing. The 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.

25. Prior to the commencement of development in any phase, details showing all areas of hedgerow and trees to be retained together with measures for their protection during works shall be submitted to the MPA for its approval in writing. Development shall be carried out in compliance with the approved scheme.

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

26. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs, hedgerows or arable crops shall not be undertaken during the months of March to August inclusive, except when an ecological appraisal undertaken by an appropriately qualified person has been submitted to, and approved in writing by, the MPA.

Reason: To ensure that breeding birds are not adversely affected by the development.

27. Prior to commencement of development in any phase, a precautionary method of working in relation to reptiles and amphibians shall be submitted in writing to the MPA for approval in writing. The measures shall be implemented as approved.

Reason: To ensure that protected species are not adversely affected by the development.

28. Any trenches dug during works activities which are left open overnight shall be left with a sloping end or ramp to allow animals that may fall in to escape (small excavations should be covered/ overnight). Any pipes that are 200mm in diameter should be capped off at night to prevent animals entering. Security lighting must be avoided in areas which support populations of protected species.

Reason: To ensure that protected species are not adversely affected by the development.

Protection of Public Right of Way

29. Prior to the commencement of soil stripping within phase 9 of the quarry there shall be submitted to the MPA for approval in writing details of a footpath crossing scheme identifying the design layout where the haul road/conveyor route crosses Spalford Footpath No. 8. The submitted scheme shall identify the location of the crossing point, any elevational changes to the footpath and arrangements for signage and barriers including a timetable for providing the crossing point. The scheme shall also give consideration to the need to facilitate cycle access, in the event that the route of the footpath is designated as a

Sustrans cycle route. The scheme shall also include a timetable for the implementation of the crossing point. The scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of quarrying operations.

Reason: To ensure access along the footpath is maintained throughout the life of the quarry and to ensure compliance with Policy M3.26 of the Nottinghamshire Minerals Local Plan.

Soil Stripping and Handling

30. A detailed soil-handling scheme for each phase of the development shall be submitted in writing to the MPA for its approval in writing at least one month prior to the stripping of any soils from each phase of the site. Such a scheme shall include the following details:
- a. The depths of topsoil and subsoil to be stripped;
 - b. A methodology statement for the stripping of soils;
 - c. The types of machinery to be used;
 - d. Notification of the commencement of soil stripping operations;
 - e. The size, location, volume and composition of soil storage mounds.

The soil handling scheme shall be implemented in accordance with the approved details.

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

Soil Replacement

31. Prior to the commencement of soil replacement in connection with the restoration of the site, a detailed soil-handling scheme for the phase of restoration shall be submitted to the MPA for its approval in writing. The Scheme shall include:
- a. The depths of topsoil and subsoil to be replaced which shall have regard to the intended after-use of the site
 - b. A methodology statement for the replacement of soils;
 - c. The types of machinery to be used
 - d. Notification of the commencement of soil replacement activities;

The soil handling scheme shall be implemented in accordance with the approved details.

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

Soil Handling, Storage and Management

32. All topsoil and subsoil shall be permanently retained on site for subsequent use in restoration.

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

33. No plant or vehicles shall cross any area of unstripped topsoil or subsoil or areas of replaced soils 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 for the stationing of plant or buildings, or storage of subsoil or overburden or waste or mineral deposits, until all available topsoil and subsoil has been stripped to a minimum depth of 1000m from that part. The exception is that topsoils be stored on like topsoils and subsoils be stored on like subsoils.

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

34. Topsoil, subsoil, and soil making material shall only be stripped and replaced when they are in a dry and friable condition and movement of soils shall only occur.

- (a) when all soil above a depth of 350mm is in a suitable condition that it is not subject to smearing; and
- (b) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

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

35. All storage mounds that remain in situ for more than 6 months, or over winter, shall be grass seeded and managed in accordance with a scheme that is to be submitted to, and approved in writing by, the MPA one month before soil stripping and storage mound construction is due to commence.

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

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

37. Annually, from the date of commencement a submission including the following details shall be submitted to the MPA;

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

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

38. 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 imported soils to the 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 ensure satisfactory restoration of the site in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan.

Restoration

39. The site shall be restored in accordance with Drawing No. G011/00162/A: Restoration Plan – Girton Quarry dated 07/02/2017 received by the MPA on 7th February 2017. From the date of any part of the site entering into aftercare:

- (a) ditching (including piped ditch sections), installation of water supplies for livestock and erection of stock-proof fences and gates shall be completed within 12 months, and
- (b) hedges and trees shall be planted during the first planting season which runs between 1 November and 31 March. Any trees or shrubs forming part of an approved planting scheme that die or become diseased, damaged or removed within 5 years of planting shall be replaced during the first planting season thereafter with others of similar size and species and maintained, unless the MPA gives written consent for a variation be replanted.

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

40. The interim restoration works to be carried out within phase 1 to 3 of the former workings to the south of the plant site comprising the resiting of mineral stockpiles, the completion of soil placement and the planting of a hedge shall be carried out in accordance with the details set out on Drawing No. G11RE116: Proposed interim restoration area and described within Appendix 10 of the Environment Statement and Section 2.3 of the subsequent Regulation 22 response within 12 months of the date of this planning permission.

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

Aftercare

41. All areas of the site shall undergo aftercare management for a 5 year period. The aftercare period shall commence on the date that restoration is completed to the satisfaction of the MPA and the date of entry that any part of the site enters restoration shall be agreed in writing with the MPA. Hedges, tree and other planting works and grass seeding shall be undertaken in the first planting and sowing seasons following the restoration of the site. Any planting or seeding that dies or become diseased, damaged or removed within 5 years of the site entering aftercare shall be replaced during the next available planting and seeding seasons.

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

42. An agricultural/habitat creation and management strategy for each phase of the restored site shall be submitted for the written approval of the MPA at least 3 months before the spreading of subsoil commences in the phase. The strategy shall outline the steps to be taken, the period during which they are to be taken and who will be responsible for undertaking the works and shall include provision for:

- a review of the restoration proposals to ensure the approved provisions remain appropriate and deliverable;
- the provision of a field drainage system on land which is to be restored for agricultural uses;
- the provision of topographical features (scrapes and furrows) within marginal grassland;
- the design of ponds to include their size, profile and more complex lake margins;
- establishment methods and maintenance regimes for each habitat type to be restored;

- Management of existing/retained habitat, including hedgerows and the control of scrub and willow regeneration in the retained marshy area;
- The control of invasive species, particularly New Zealand Pygmy Weed (*Crassula Helisii*);
- The establishment of a restoration working group which shall meet at a minimum on an annual basis.

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

Early Cessation of Mineral Workings

43. 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. The revised scheme of restoration shall be implemented in accordance with the approved details.

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

44. 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 41 and 42 above.

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