

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 Minerals Planning Authority (MPA) shall be notified in writing of the date of commencement of the development within 7 days, of its occurrence.

Reason: To enable the MPA to monitor compliance with the conditions of the planning permission.

Scope of the permission and approved plans

3. This permission is for:
 - (a) The completion by 31st December 2027 of all opencast gypsum extraction and its processing in the land edged red as shown on Plan Drawing No. BAN-114 titled 'Plan 1: Site Location' received by the MPA on 3rd May 2018, including the land edged in hatched blue as shown on Drawing No. BAN-115 titled 'Plan 2: Northern Working Area' received by the Minerals Planning Authority (MPA) on 3rd May 2018;
 - (b) The completion by 31st December 2029 of restoration works within the quarry site edged red, on Drawing No. BAN-114, titled 'Plan 1: Site Location' dated 26/03/2018, received by the MPA on 3rd May 2018, including the land edged in hatched blue as shown on Drawing No. BAN-115 titled 'Plan 2: Northern Working Area' received by the MPA on 3rd May 2018, in accordance with the details shown on Drawing No. 4 Rev. F titled 'Restoration Masterplan' dated 23.01.18, received by the MPA on 3rd May 2018;
 - (c) To amend the method of working in accordance with the phasing details shown on the Phasing Plan Drawing No. BAN-117, titled 'Plan 4: Revised Extraction Phasing Scheme', dated 26/03/2018, received by the MPA on 3rd May 2018;
 - (d) To amend the stand-off to the A1 to permit working 28 metres distant to the public highway (the A1) in accordance with the details shown on Drawing No. 17-335-D-003 Revision 01, titled 'Geological Cross-Section', dated Dec 17, received by the MPA on 4th September 2018;
 - (e) To amend the hours of operation.

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

4. The development hereby permitted shall only be carried out in accordance with the following documents, plans and drawings, unless where amendments are made pursuant to the other conditions:
- (a) Environmental Statement, technical appendices and Supporting Non-Technical Summary dated April 2018 and received by the MPA on 3rd May 2018, except for those updated documents received on the 4th September 2018 and listed separately below;
 - (b) Submission of further information under Regulation 25 dated 31st January 2019 and received by the MPA on 8th February 2019;
 - (c) Drawing No. BAN-114, titled 'Plan 1: Site Location' dated 26/03/2018, received by the MPA on 3rd May 2018;
 - (d) Drawing No. BAN-115, titled 'Plan 2: Northern Working Area' dated 23/3/2018, received by the MPA on 3rd May 2018;
 - (e) Drawing No. BAN-117, titled 'Plan 4: Revised Extraction Phasing Scheme', dated 26/03/2018, received by the MPA on 3rd May 2018;
 - (f) Drawing No. 4 Rev. F titled 'Restoration Masterplan' dated 23.01.18, received by the MPA on 3rd May 2018;
 - (g) Appendix 6/1: Dust Management Plan by SLR Consulting Limited, SLR Ref: 403.00195.00017, Version No. Final, dated April 2018, received by the MPA on 3rd May 2018;
 - (h) Appendix 10/3: Noise and Vibration Management Plan by SLR Consulting Limited, SLR Ref No: 403.00195.00017, Version No:1, April 2018, received by the MPA on 3rd May 2018;
 - (i) Method Statements – Conditions 50 & 52, March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/06 Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;
 - (j) Restoration Management Plan, Part II: Aftercare Specification, March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/05 Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;
 - (k) Restoration Management Plan, Part 1: Habitat Creation, March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/04, Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;
 - (l) Five Year Aftercare Strategy, 25 January 2018, by DRaW (UK) Ltd, Report Number 012/01/V1 Revision A, date of issue: 25/01/18, received by the MPA on 4th September 2018;
 - (m) Proposed Extension to Bantycok Quarry – Ecological Impact Assessment – Protected Species, March 27, 2018 by AB Ecology, Report Reference Number: 2016/006/02, Version: V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;
 - (n) Restoration Management Plan: Associated Protected Species Information, March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/03,

Version: V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018; (this document should be read in conjunction with the Bantycok Restoration Management Plan Parts I & II by AB Ecology);

- (o) Drawing No. 17-335-D-003 Revision 01, titled 'Geological Cross-Section', dated Dec 17, received by the MPA on 4th September 2018;
- (p) Planning Statement dated April 2018, SLR Ref: 403.00195.00017, Version No: Final, received by the MPA on 4th September 2018;
- (q) Planning application form, received by the MPA on 11th September 2018;
- (r) Drawing No. 2 Rev. B titled 'Revised Landform and Surface Water Catchments' dated 22.07.17 and received by the MPA on 10th September 2018;
- (s) Drawing No. 5 Rev. C titled 'Restoration Sections A-A and B-B', dated 05.12.17 and received by the MPA on 10th September 2018;
- (t) Drawing No. 7 Rev. B titled 'Detailed Planting Proposals', dated 25.01.18 and received by the MPA on 10th September 2018;
- (u) Document titled 'Blasting Addendum 11' received by the MPA on 8th February 2019;
- (v) Drawing No. BAN 127, titled 'Modified northern boundary', dated 8/1/2019 and received by the MPA on 8th February 2019;
- (w) Document titled 'Assessment of Environmental Impact of Blasting' by Vibrock Limited, Report No. R10.6239/1/DW, dated 30.07.10 and received by the MPA on 8th February 2019;
- (x) Email from SLR Consulting dated 04 March 2019 confirming the availability of 2 bowsers on site, with additional capacity brought on to site as required as in the summer of 2018 when 3 bowsers were on site;
- (y) Plan 'Haul Roads' Figure No.10 in the Environmental Statement dated April 2006, as received by the MPA on 5 May 2006;
- (z) The archaeological scheme of mitigation contained in the Environmental Statement dated April 2006, as received by the MPA on 5 May 2006;
- (aa) Document titled 'Bantycok Open Cast Mine Ref. 3/00/00946/CMM Condition 36 Soils Handling Proposals' as received by the MPA on 27th April 2007;
- (bb) Drawing Number BSOIL 1 dated April 2007, as received by the MPA on 27th April 2007;
- (cc) The Protected Species Monitoring Programme by Golder Associates dated March 2007 as received by the MPA on 7th June 2007;
- (dd) The Reptile Mitigation Scheme dated March 2007 as received by the MPA on 7th June 2007;

- (ee) Document titled 'Supporting Statement for Section 73 Application' Paragraph 2.2 'Condition 39 – Top soil bund maintenance', dated April 2013, as received by the MPA on 29th April 2013;
- (ff) Plan titled 'Bantycok Mine Newark Condition 14 Overburden Storage' as received by the MPA on 29th April 2013;
- (gg) Surface Water Assessment: Revised Restoration Scheme, Bantycok Mine, Balderton by Golder Associates, dated July 2015, Report No. 13514540338.500/B.0 and received by the MPA on 30th July 2015.

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

- 5. A copy of this permission including all plans hereby approved and any other plans and documents subsequently approved in accordance with this permission shall be available for inspection during normal working hours at the site or in the Jericho Works offices.

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

- 6. All extraction of gypsum shall cease on or before 31 December 2027 and the entire site be restored by 31 December 2029.

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

Archaeology

- 7. The scheme of archaeological investigation which shall be extended to include the northern working area which is shown as land edged blue on Drawing No. BAN-115 titled 'Plan 2: Northern Working Area' received by the MPA on 3rd May 2018 shall be carried out in general accordance with the proposals contained in the Environmental Statement as submitted to the MPA on 5 May 2006, dated April 2006 or where site conditions within any individual phase indicate otherwise, in accordance with an archaeological scheme that shall have been submitted to and have been approved by the MPA. As part of the scheme of archaeological investigation it shall also include an update on the works which have previously been undertaken on the consented part of the scheme.

Reason: To define the permission and to comply with the recommendations made by the County Council's Archaeologist.

- 8. No soil stripping shall take place in any new phase of working as shown on plan Drawing No. BAN-117, titled 'Plan 4: Revised Extraction Phasing Scheme', dated 26/03/2018, received by the MPA on 3rd May 2018, until a scheme of archaeological evaluation and treatment for the phase has been submitted to and been approved in writing by the MPA. The scheme shall be implemented as approved.

Reason: To protect areas of archaeological interest and to accord with Saved Policy M3.24 of the Nottinghamshire Minerals Local Plan.

Hours of Working

9. Except in emergencies, which shall be notified to the MPA in writing within 48 hours of their occurrence, or with the prior written agreement of the MPA, the following operations shall only be carried out in the hours specified below:

Operation	Mondays to Fridays	Saturdays	Sundays	Bank or Public Holidays
Soil stripping and replacement within 350m of residential properties	0730 hrs to 1800 hrs	0730 hrs to 1300 hrs	Not at all	Not at all
Soil stripping and replacement	07:30 hrs to 19:00 hrs	07:00 hrs to 13:00 hrs	Not at all	Not at all
Processing of gypsum	06:00 hrs to 19:00 hrs	07:00 hrs to 13:00 hrs	Not at all	Not at all
Extraction of gypsum	07:00 hrs to 19:00 hrs	07:00 hrs to 13:00 hrs	Not at all	Not at all
Use of the hydraulic hammer (the pecker)	07:00 hrs to 19:00 hrs (there shall be no use of the hydraulic hammer before the start-time of 07:00 hrs)	07:00 hrs to 13:00 hrs (there shall be no use of the hydraulic hammer before the start-time of 07:00 hrs)	Not at all	Not at all
Transportation of gypsum off site	07:00 hrs to 19:00 hrs	07:00 hrs to 13:00 hrs	07:00hrs to 13:00 hrs	Not at all
Servicing, maintenance and testing of plant	07:00 hrs to 19:00 hrs	07:00 hrs to 16:00 hrs	07:00 hrs to 16:00 hrs	Not at all
Blasting	13:30 hrs to 15:30 hrs	Not at all	Not at all	Not at all

Reason: To protect the amenity of local residents and to accord with Saved Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Access

10. With the exception of those HGVs delivering gypsum direct to the Jericho Works, the number of HGVs entering and leaving the site shall not exceed the following:

Day	Maximum number of HGV movements
Mondays to Fridays	200 movements (100 in, 100 out)
Saturdays and Sundays	100 movements (50 in, 50 out)
Public and Bank Holidays	0

Furthermore, in any six week period, there shall be no more than an average of 160 HGV movements per day Mondays to Fridays (80 in, 80 out) and 80 HGV movements per day Saturdays and Sundays (40 in, 40 out).

Additionally, over any 12 month period, there shall be no more than an average of 120 HGV movements per day Mondays to Fridays (60 in, 60 out) and 60 HGV movements per day Saturdays and Sundays (30 in, 30 out).

Written records shall be maintained of all HGV movements into and out of the site with the records kept for a minimum period of two years. 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.

11. All heavy goods vehicles should pass over or through the wheelwash facility prior to leaving the site. The wheelwash facility shall be maintained in an effective state for the duration of the development.

Reason: In the interests of highway safety.

12. No vehicle shall leave the site in a condition whereby mud, clay or other deleterious materials are carried onto the highway.

Reason: In the interests of highway safety.

Extraction and Processing Operations

13. The sequence of working shall follow the outline and direction as indicated on plan Drawing No. BAN-117, titled 'Plan 4: Revised Extraction Phasing Scheme', dated 26/03/2018, received by the MPA on 3rd May 2018.

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

14. Overburden and interburden extracted from the working phases shall be deposited within the worked-out void of the previous phases of the quarry. The material shall be engineered/placed so as to enable the final restoration contours identified on Drawing No. 2 Revision B titled 'Revised Landform and Surface Water Catchments' dated 22.07.17 and received by the MPA on 3rd May 2018 to be achieved.

Reason: To ensure the quarry is progressively worked and restored thus minimising the visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

15. There shall be no extraction within 28m of the western edge of the A1 highway boundary fence line as shown on Drawing No. BAN-117 titled 'Plan 4: Revised Extraction Phasing Scheme' dated 26/03/2018 received by the MPA on 3rd May 2018. The quarry face adjacent to the A1 highway shall be designed in

accordance with Drawing No. 17-335-D-003 Revision 01, titled 'Geological Cross-Section', dated December 17, received by the MPA on 4th September 2018.

Reason: To minimise the visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

16. Stockpiles of gypsum within the site shall not be higher than 17m Above Ordnance Datum.

Reason: To minimise the visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

17. No overburden shall be removed from the site.

Reason: To retain material for restoration purposes and to accord with Saved Policy M4.1 of the Nottinghamshire Minerals Local Plan.

18. All overburden storage mounds that are to remain in place for longer than 6 months, or over winter, shall be seeded with a low maintenance grass seed mix and subsequently be kept free from weeds, except for the overburden storage mound as shown on the plan titled 'Bantycok Mine Newark Condition 14 Overburden Storage' as received by the MPA on 29th April 2013, which shall remain un-seeded and free from vegetation. For all other overburden storage mounds, details of the timing and species mix for seeding shall be submitted to the MPA for its written approval, and the storage mounds shall be seeded as approved.

Reason: To minimise the visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

19. In the event that mined gypsum destined for the Jericho Works should exceed 130,000 tonnes per annum, then a conveyor system shall be installed whereby all mineral taken directly from the site to the Jericho Works shall be removed from the site by conveyor only.

Reason: To ensure that gypsum is transported to the processing plant in a sustainable way.

Survey and Monitoring

20. A topographical survey of restored and current working areas shall be submitted to the MPA every two years commencing from the date of this permission.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M4.1 of the Nottinghamshire Minerals Local Plan.

Blasting Operations

21. Blasting shall only take place within the limit of extraction indicated on Drawing No. BAN-114, titled 'Plan 1: Site Location' dated 26/03/2018, received by the MPA on 3rd May 2018.

- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
22. Blasting shall only take place between 13:30 hrs and 15:30 hrs Mondays to Fridays.
- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
23. Blasts shall not exceed a maximum Peak Particle Velocity (PPV) of 6mm/s at a 95% confidence limit when measured at the nearest residential property or other such receiver as may be identified and notified in writing to the developer by the MPA.
- Reason: To protect the amenity of local residents and other sensitive users including the nearby school on Cross Lane and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
24. Delays shall be employed between the detonation of each shothole.
- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
25. No surface laid explosive or detonating cord shall be used.
- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
26. Audible warning shall be given prior to each blast to any residential properties within 300m of the blast point.
- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*
27. For blasting operations taking place within 400m of the oil pipeline (as shown on plan Drawing No. BAN 127, titled 'Modified northern boundary' dated 8/1/2019, and received by the MPA on 8th February 2019), vibration monitoring shall be undertaken to ensure compliance with a maximum PPV of 25mm/s at the nearest section of pipeline to any blast.
- Reason: To protect the oil pipeline infrastructure and to accord with Saved Policy M3.6 of the Nottinghamshire Minerals Local Plan.*

Noise

28. All plant machinery and vehicles employed on the site shall be maintained and silenced at all times in accordance with the manufacturers' recommendations and so operated to minimize noise emissions.
- Reason: To protect the amenity of local residents and to accord with Saved Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

29. The free-field noise levels generated by the operation of the quarry shall not exceed 55 dB LAeq 1 hr as measured at the boundary of the site, except during a maximum 4 week period in any calendar year to permit soil stripping, storage and replacement operations when the maximum noise level shall not exceed 70 db LAeq 1hr as measured at the boundary of the site.

Reason: To protect the amenity of local residents and to accord with Saved Policy M3.5 of the Nottinghamshire Minerals Local Plan.

30. The monitoring of noise and vibration shall be carried out in accordance with the approved noise and vibration monitoring scheme titled 'Appendix 10/3: Noise and Vibration Management Plan' prepared by SLR Consulting Limited, SLR Ref No: 403.00195.00017, Version No. 1, dated April 2018, and received by the MPA on 3rd May 2018. Results should be reported to the MPA as detailed in Section 6.6 of the report and any significant changes resulting from the ongoing review of the document and its procedures shall be submitted to and agreed in writing by the MPA. There development shall thereafter be carried out in accordance with the approved monitoring scheme.

Reason: To protect the amenity of the nearest sensitive receptors to the northern part of the quarry site and to accord with Saved Policy M3.5 of the Nottinghamshire Minerals Local Plan.

31. Processing plant noise between the hours of 06:00-07:00hrs shall not exceed 42dB LAeq, 1hr as measured at the boundary of the site.

Reason: To protect the amenity of local residents and any other noise sensitive receptors and to accord with Saved Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Drainage

32. All surface water drainage and pumped water shall be passed through a balancing pond before discharge to watercourses.

Reason: To prevent pollution of the water environment and to accord with Saved Policy M3.8 of the Nottinghamshire Minerals Local Plan.

33. The approved surface water drainage scheme is that titled 'Surface Water Assessment: Revised Restoration Scheme, Bantycok Mine, Balderton' by Golder Associates, dated July 2015, Report Number: 13514540338.500/B.0 and received by the MPA on 30th July 2015 in relation to Condition 29 of planning permission 3/15/01880/CMA. Within 3 months of the commencement of this development the approved surface water drainage scheme shall be reviewed and amended accordingly to take account of the extended working and revised restoration in the northern part of the quarry. The revised scheme shall be submitted to the MPA for approval in writing within 3 months of the commencement of the development. The approved revised surface water drainage scheme shall be implemented within 12 months of the completion of restoration works within any phase in accordance with the details contained in the approved amended scheme.

Reason: To minimise the risk of flooding and to accord with Saved Policy M3.9 of the Nottinghamshire Minerals Local Plan.

Dust

34. The monitoring of dust from the site shall be carried out in accordance with the approved dust monitoring scheme titled 'Appendix 6/1: Dust Management Plan by SLR Consulting Limited, SLR Ref: 403.00195.00017, Version No: Final, dated April 2018, and received by the MPA on 3rd May 2018. Should the dust monitoring scheme identify that the dust control measures are ineffective, or in the event that dust nuisance occurs, then on written request from the MPA such other measures, or changes in working practices as may be considered necessary shall be undertaken to remedy the nuisance, including when appropriate the complete cessation of operations.

Reason: To protect the amenity of local residents and to accord with Saved Policy M3.7 of the Nottinghamshire Minerals Local Plan.

35. All dust measurement equipment shall be maintained in good working order throughout the life of the site.

Reason: To protect the amenity of local residents and to accord with Saved Policy M3.7 of the Nottinghamshire Minerals Local Plan.

36. Only the mineral transport conveyors shall be enclosed for the duration of the mineral extraction works and this shall not extend to those conveyors in use on the processing plant or associated with the processing plant.

Reason: In the interests of public safety.

Soil Handling

37. The handling of soils on the site shall be carried out in accordance with the approved details outlined in the document titled 'Bantycock Open Cast Mine Ref. 3/00/00946/CMM Condition 36 Soils Handling Proposals' as received by the MPA on 27th April 2007, and as shown on Drawing Number BSOIL 1 dated April 2007, as received by the MPA on 27th April 2007, and approved by the MPA in a letter dated 9th May 2007, as varied by the approved details outlined in the document entitled 'Submission of Detail Condition 33 – Modification to the approved Soil Handling Scheme', dated May 2017, by Formula Saint-Gobain and including 'Bantycock Quarry Working Plan' revised 31.03.17, as received by the MPA on 28th November 2017, and approved by the MPA in a letter dated 24th January 2018.

Reason: To protect soil resources for restoration purposes and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

38. Before extraction commences in any phase, topsoil, subsoils and overburden shall be stripped from the site and stored separately. All material shall be stored in a manner and location to be agreed in writing by the MPA before its formation. Stripping of the soils shall only be carried out when the soil is in a dry and friable condition.

Reason: To protect soil resources for restoration purposes and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

39. No soil shall be removed from the site.

Reason: To protect soil resources for restoration purposes and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

40. All soil storage mounds except for those arising from the working of the northern part of the quarry which is shown as the area edged in blue on Drawing No. BAN-115, titled 'Plan 2: Northern Working Area' and received by the MPA on 3rd May 2018 that remain in situ for a period in excess of 6 months shall be maintained in accordance with the details outlined in the document titled 'Supporting Statement for Section 73 Application' Paragraph 2.2 'Condition 39 – Top soil bund maintenance', dated April 2013, as received by the MPA on 29th April 2013." This shall include the vegetation being retained throughout the year. The soil storage mounds shall thereafter be monitored in accordance with the provisions set out under Paragraph 2.2 of this same document.

Reason: To protect soil resources for restoration purposes and to increase local biodiversity and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

41. All soil storage mounds arising from the working of the northern part of the quarry which is shown as the area edged in blue on Drawing No. BAN-115, titled 'Plan 2: Northern Working Area' and received by the MPA on 3rd May 2018 shall be seeded within 3 weeks of their construction with a rapid establishment grassland mix containing high proportions of oil-rich seed-bearing herbaceous native plants. The mounds shall thereafter be maintained free of weeds until used for restoration purposes.

Reason: To ensure the establishment of and conservation of soil resources, and the satisfactory restoration of the site in accordance with Policy M4.3 of the Nottinghamshire Minerals Local Plan, and for the provision of foraging habitat for birds and terrestrial amphibian habitat in the locality of the northern working area.

42. The operator shall give at least 7 days notice to the MPA prior to the commencement of stripping operations on any phase of the site.

Reason: To protect soil resources for restoration purposes and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

43. Soil storage mounds shall be no more than 4m in height.

Reason: To minimise visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

44. There shall be no storage of soils within 3m of any peripheral hedgerow.

Reason: To protect local amenity and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

45. Screening mounds shall only be created from soil.

Reason: To protect soil resources for restoration purposes and to accord with Saved Policy M3.4 of the Nottinghamshire Minerals Local Plan.

Protection of Peripheral Planting

46. All trees, hedgerows and shrubs on the periphery of the site shall be retained and protected for the duration of the development.

Reason: To minimise the visual impact of the site and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Pollution Control

47. No materials may be burned or otherwise incinerated on the site except for packaging used to deliver explosive products. This must be burned on site immediately after blasting has taken place. Any other fire occurring shall be regarded as an emergency and immediate action taken to extinguish it.

Reason: To prevent pollution of the air.

48. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage capacity of all storage containers. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or wall.

Reason: To prevent pollution of the air/water environment and to accord with Saved Policy M3.8 of the Nottinghamshire Minerals Local Plan.

49. 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 and to accord with Saved Policy M3.8 of the Nottinghamshire Minerals Local Plan.

Legally Protected Species

50. Site clearance works in any phase/part phase involving the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows or the removal of any standing crops, shall not commence until all potential habitats for protected species and nesting birds have been investigated by a qualified ecologist and a report of the investigation has been submitted to, and been approved in writing by, the MPA. In the event that protected species or nesting birds are present, the report shall provide a working design, method and timetable to mitigate any undue adverse effects on the species involved. The mitigation measures shall be implemented as approved prior to any site clearance works taking place within that phase.

Reason: In the interest of protecting protected species and their habitats in accordance with the National Planning Policy Framework (revised February 2019).

51. Any large voids shall be fenced off, and reflective posts used along routes within the site used by vehicular traffic where deemed necessary.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

52. The development hereby permitted shall be carried out in accordance with the Protected Species Monitoring Programme by Golder Associates dated March 2007 and received by the MPA on 7th June 2007; document titled 'Proposed Extension to Bantycok Quarry – Ecological Impact Assessment – Protected Species' March 27, 2018 by AB Ecology, Report Reference Number: 2016/006/02, Version:V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018; and finally, the document titled 'Restoration Management Plan: Associated Protected Species Information' March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/03, Version: V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018. The approved scheme shall be implemented by the operator throughout the working of the site as shown on Drawing No. BAN-117, titled 'Plan 4: Revised Extraction Phasing Scheme', dated 26/03/2018, received by the MPA on 3rd May 2018.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

53. Protected species activity checks of the areas of suitable habitat within the approved northern working area shall be undertaken every 6 months along with the rest of the site. Notwithstanding this, a further activity check shall be undertaken immediately prior to the commencement of any vegetation clearance works, or excavation and extraction works.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

54. The wetland area shall be established in accordance with Report Reference Number: 2016/006/06 Version V2 Method Statements – Conditions 50 & 52, dated March 27, 2018, by AB Ecology, received by the MPA on 4th September 2018. The method statement shall be implemented on a phased basis at the same time as the creation of other neighbouring habitats as part of the progressive restoration of the quarry.

Reason: In the interests of protecting local wildlife in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

55. The development hereby permitted shall be carried out in accordance with the Reptile Mitigation Scheme dated March 2007 and received by the MPA on 7 June

2007. The scheme shall be implemented in accordance with the approved details and methodology.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

56. Water vole habitat shall be provided on a phased basis as part of the progressive restoration of the quarry at the same time as the creation of other neighbouring habitats in accordance with the details provided in Report Reference Number: 2016/006/06 Version V2 Method Statements – Conditions 50 & 52, dated March 27, 2018, by AB Ecology, received by the MPA on 4th September 2018.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

57. All approved works in the northern part of the quarry shall be carried out in strict adherence with the measures outlined under sub-heading 'General Mitigation' Sections 7.52 and 7.53 in the chapter titled 'Ecology7' of the Environmental Statement received by the MPA on 3rd May 2018.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

58. The enhancement measures listed in Section 7.56 in the chapter titled 'Ecology7' of the Environment Statement received by the MPA on 3rd May 2018 shall be fully delivered as part of this scheme.

Reason: In the interests of conserving a protected species in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

Restoration

59. The site shall be restored in accordance with Plan Drawing No. 4 Rev. F titled 'Restoration Masterplan' dated 23.01.18, received by the MPA on 3rd May 2018 and the following reports:

(a) Five Year Aftercare Strategy, 25 January 2018, by DRaW (UK) Ltd, Report Number 012/01/V1 Revision A, date of issue: 25/01/18, received by the MPA on 4th September 2018;

(b) Restoration Management Plan, Part 1: Habitat Creation, March 27, 2018, Report Reference Number: 2016/006/04 Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;

(c) Restoration Management Plan, Part II: Aftercare Specification, dated March 27, 2018, Report Reference Number: 2016/006/05 Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;

- (d) Method Statements – Conditions 50 & 52, dated March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/06 Version V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018;
- (e) Restoration Management Plan: Associated Protected Species Information, March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/03, Version: V2, date of issue: 27 March 2018, received by the MPA on 4th September 2018; (this document should be read in conjunction with the Bantycok Restoration Management Plan Parts I & II by AB Ecology).

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.22 of the Nottinghamshire Minerals Local Plan.

60. The implementation of the restoration Masterplan shall be carried out progressively in general compliance with the programme of working shown on Drawing No. BAN-117, Plan 4: Revised Extraction Phasing Scheme, dated 26/03/2018, received by the MPA on 3rd May 2018. The backfilled material shall be levelled and graded in accordance with the restoration contours identified on Drawing No. 4 Rev. F titled 'Restoration Masterplan' dated 23.01.18, received by the MPA on 3rd May 2018.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.22 of the Nottinghamshire Minerals Local Plan.

61. At the completion of each phase of restoration the operator shall meet on site with representatives of the MPA to agree that the replacement material conforms generally to the landform and levels set out in the restoration plan.

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

62. At the completion of mineral extraction and processing all buildings, plant and machinery on the site relating to the winning and working of minerals shall be removed.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Replacement of Overburden and Soils

63. All site haul roads as shown on Plan 'Haul Roads' Figure No.10 in the Environmental Statement as received by the MPA on 5 May 2006 shall be removed before soils are replaced; and this shall include any haul roads that are extended into the northern working area of the quarry site.

Reason: To ensure the site is satisfactorily restored within a reasonable timetable and to accord with Saved Policy M4.1 of the Nottinghamshire Minerals Local Plan.

64. Prior to the replacement of soil material the overburden shall be ripped (rooted) to a depth of 600mm to 600mm centres. A further ripping pass shall be made at the same depth and centres at right angles to the initial ripping pass.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

65. At the completion of each ripping pass stones and other materials exposed at the surface of greater than 75mm diameter shall be removed and buried within the site.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

66. Subsoil and topsoil shall be re-spread to depths to be agreed with the MPA.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Aftercare and Planting

67. Following restoration, the site shall undergo aftercare management for a 5 year period. Aftercare Management shall be undertaken in accordance with the Restoration Management Plan, Part II: Aftercare Specification, dated March 27, 2018, by AB Ecology, Report Reference Number: 2016/006/05 Version V2, received by the MPA on 4th September 2018; the Five Year Aftercare Strategy dated 25 January 2018, by DRaW (UK) Ltd, Report Number 012/01/V1 Revision A, received by the MPA on 4th September 2018 and Report Reference Number: 2016/006/06 Version V2 Method Statements – Conditions 50 & 52, dated March 27, 2018, by AB Ecology, received by the MPA on 4th September 2018 for wetland and water vole habitat creation. Each restored area shall be cultivated, seeded or planted in accordance with details that have first been submitted to and agreed in writing with the MPA in the first sowing season following the re-spreading of soils.

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

68. Prior to any area being entered into aftercare the extent of the area and its date of entry into aftercare shall be agreed in writing with the MPA, the 5-year aftercare period shall run from the agreed date.

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

69. All plant stock (trees, shrubs and seed) to be used in the restoration proposal shall be of locally appropriate native species, of guaranteed native genetic origin, and of local provenance. For trees and shrubs, stock shall be sourced from seed zone 402, as identified by Forestry Commission Practice Note 8: Using Local Stock for Planting Native Trees and Shrubs. Planting shall be undertaken in accordance with Drawing No. 7 Revision B titled 'Detailed Planting Proposals' received by the MPA on 3rd May 2018.

Reason: In the interests of visual amenity and to accord with Saved Policy M3.17 of the Nottinghamshire Minerals Local Plan.

70. Prior to cultivation, samples of soil materials at a rate of not less than 4 per hectare, shall be taken and analysed to assess fertiliser, lime and other ameliorants required to promote normal plant growth. The results of the analyses shall be supplied to the MPA along with details of proposed treatments, seed mixtures and rates of application. The treatment and seeding shall be implemented as approved in writing by the MPA.

Reason: To ensure the land is brought up to the required standard of agricultural/amenity use and to accord with Policy M4.9 of the Nottinghamshire Minerals Local Plan.

71. Following the site's initial 5-year period of aftercare management, the conservation area comprising the Northern pond/wetland area shall undergo an additional aftercare period of 10 years.

Reason: To provide for extended aftercare of the restored Northern pond/wetland conservation area, in accordance with Saved Policy M4.9 of the Nottinghamshire Minerals Local Plan and Schedule 5 Part 1 Section 2 sub-paragraphs (7) and (8) of the Town and Country Planning Act 1990.

72. Not less than 6 months prior to the completion of the first 5 years of the Aftercare Scheme, an Additional Aftercare Scheme in respect of the Extended Aftercare Area comprising the Northern Pond/Wetland which is identified as Management Compartment 4 in Table 2: 'Management Compartments' on page 8 and defined on pages 12 and 13 of the document titled 'Five Year Aftercare Strategy', dated 25 January 2018, by DRaW (UK) Ltd, Report Number 012/01/V1 Revision A, as received by the MPA on 4th September 2018, and shown on Drawing No. 4 Rev. F, dated 23.01.18, titled 'Restoration Masterplan' received by the MPA on 3rd May 2018, shall be submitted to the MPA for its written approval. The Additional Aftercare Scheme shall include the following details:

- (a) An assessment of the ecological interest and management of the Extended Aftercare Area and the progress towards the targets set out in the approved Extended Aftercare Scheme, which shall be achieved through the carrying out of appropriate ecological surveys to inform the assessment;
- (b) Management proposals for each habitat type created on or within the Extended Aftercare Area or any part of it;
- (c) An overview of the general aims and objectives of the restoration and aftercare of the Extended Aftercare Area as a whole and details of the actions required during the 10-year period of the Additional Aftercare Scheme to achieve such aims and objectives;
- (d) A programme of works detailing the management activities proposed for each 3-month period of the 10-year period of the Additional Aftercare Scheme;
- (e) Monitoring proposals in respect of the ecological targets set out for each habitat type, such monitoring proposals shall identify any additional management necessary over and above the programme of works and actions referred to in criteria (d) above.

The additional 10-year aftercare period shall thereafter be carried out in accordance with the approved Additional Aftercare Scheme.

Reason: To provide for extended aftercare of the restored Northern pond/wetland conservation area, in accordance with Saved Policy M4.9 of the Nottinghamshire Minerals Local Plan and Schedule 5 Part 1 Section 2 sub-paragraphs (7) and (8) of the Town and Country Planning Act 1990.

74. The Additional Aftercare Scheme shall be subject to review at regular site inspections which shall take place annually or at another frequency agreed with the MPA. Any amendments to the approved Additional Aftercare Scheme resulting from these site inspections shall be detailed in a programme of management works which shall be submitted to the MPA within the first 2 months following each site meeting until the conclusion of aftercare.

Reason: To provide sufficient time to allow for the full establishment of the features of ecological interest in the Northern pond/wetland conservation area, in accordance with Saved Policy M4.9 of the Nottinghamshire Minerals Local Plan and Schedule 5 Part 1 Section 2 sub-paragraphs (7) and (8) of the Town and Country Planning Act 1990.

75. Prior to any part of the Extended Aftercare Area being entered into the extended 10-year aftercare the extent of the area and its date of entry into extended aftercare shall be agreed in writing with the MPA, the 10-year extended aftercare period shall run from the agreed date.

Reason: To provide for extended aftercare of the restored Northern pond/wetland conservation area, in accordance with Saved Policy M4.9 of the Nottinghamshire Minerals Local Plan and Schedule 5 Part 1 Section 2 sub-paragraphs (7) and (8) of the Town and Country Planning Act 1990.

Early Cessation of Mineral Workings

76. Should mineral extraction operations cease at the site for a period in excess of 12 months prior to the completion of the development then within 3 months of a written request of the MPA, a revised restoration scheme for the site shall be submitted to the MPA for its written approval. The revised restoration scheme shall provide for the restoration of the site already worked but that is not restored and accord with the general principles of the approved scheme. The revised restoration scheme shall be completed within 12 months of the date of written approval.

Reason: To ensure the site is satisfactorily restored and to accord with Saved Policy M3.3 of the Nottinghamshire Minerals Local Plan.

NOTES TO APPLICANT

1. Blasting for the purposes of clearing misfires outside the hours specified in Condition 8 is permissible for Health and Safety purposes.

2. The applicant's attention is drawn to the previously attached letter from Western Power Distribution dated 3rd September 2015.
3. The hedge to the site boundary abutting Grange Lane shall be allowed to grow higher and shall be appropriately managed and maintained to ensure that the overhead cables are not affected by the hedge or its maintenance at any time.
4. The applicant's attention is drawn to the fact that from cut 10 onwards, new bunds are due to be placed along the A1 boundary, and it is particularly important that these colonise or grass over in good time following soil stripping. Therefore, part of the regular site monitoring, as required under Condition 39, shall involve new bunds being inspected to ensure that they also naturally colonise in order to protect the soil resource and provide site screening.
5. The applicant's attention is drawn to the advice from the Trent Valley Internal Drainage Board as Bantymock Quarry is within their district.
6. The Board maintained Staple Lane Feeders, an open watercourse, exists along the boundary of the site and to which BYELAWS and the LAND DRAINAGE ACT 1991 applies. The Board's consent is required to erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the top edge of any Board maintained watercourse or the edge of any Board maintained culvert.
7. The Board's consent is required for any works, whether temporary or permanent, in, over or under, any Board maintained watercourse or culvert.
8. The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert, whether temporary or permanent, within the channel of a riparian watercourse will require the Board's prior written consent. The Board's Planning and Byelaw Policy, Advice Notes and Application form is available on the website - www.wmc-idbs.org.uk/TVIDB.
9. The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required).
10. The Board's consent is required irrespective of any permission gained under the Town and Country Planning Act 1990. The Board's consent will only be granted where proposals are not detrimental to the flow or stability of the watercourse/culvert or the Board's machinery access to the watercourse/culvert which is required for annual maintenance, periodic improvement and emergency works.
11. The applicant's attention is drawn to the advice from CLH Fisher German. Regarding the CLH pipeline system, the interests of the CLH-PS are conserved by means of the Energy Act 2013, in particular Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from CLH-PS. CLH-PS's Easement Strips are 6 metres wide and can incorporate other associated CLH-PS facilities.

12. CLH-PS will be able to provide guidance on the required procedures for entering into a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of the application.
13. The applicant's attention is drawn to the fact that no works or activity should be undertaken without first contacting CLH-PS for advice and, if required, obtaining a Works Consent. For a copy of CLH-PS's 'Standard Requirements for Crossing or Working in Close Proximity to CLH-PS Pipelines', please visit <https://cdn.linsearchbeforeudig.co.uk/pdfs/lbud-standard-requirement-uk-um.pdf>. This will provide practical information regarding the legislation that governs the CLH-PS. Landowners and third parties have a duty of care not to carry out any works that have the potential to damage CLH-PS apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.
14. Furthermore, implementation of any unapproved work that affects the CLH-PS Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases, it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage. Should any further assistance be required, please contact Central Services, Ashdon Road, Saffron Walden, Essex, CB10 2NF.
15. All monitoring (including interpretation) report, as-built drawings and full work method statement shall be made available to Highways England upon request.
16. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (0800 707 6600).
17. Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).
18. The retained hedges bounding the northern working area shall be left uncut for the duration of the scheme to provide higher and denser nesting habitat.
19. The applicant is required to notify CLH Pipeline System (CLH-PS) when blasting is scheduled to occur inside 400metres of the oil pipeline.