

RECOMMENDED PLANNING CONDITIONS

Scope of development granted planning permission

1. Retrospective planning permission is granted to regularise the extraction of an additional 528,000 tonnes of mineral originating from the eastern extension area of the planning application site and to agree a revised restoration scheme for the wider quarry area. The development shall be carried out in accordance with the following drawings:
 - a. Site Ownership Plan April 2018 received by the Minerals Planning Authority (MPA) on 16th May 2018.
 - b. Plan PA2: Site Plan – JAN 2018 received by the Minerals Planning Authority (MPA) on 12th January 2018.
 - c. Plan PA3: Extraction Areas received by the MPA on 12th January 2018.
 - d. Plan PA4: Cross Sections Plan received by the MPA on 12th January 2018.
 - e. Proposed Quarry Restoration Phase 1 – October 2021 received by the MPA on 14th October 2021.

Reason: To define the scope of the planning permission hereby approved and to ensure the site is restored satisfactorily in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Timescale for the completion of restoration and entry into aftercare at Ratcher Hill Quarry

2. Restoration works to re-engineer the topography of the site and regrade the northern quarry face shall be undertaken before the 31st May 2022 in accordance with the details shown on Drawing: Proposed Quarry Restoration Phase 1 – October 2021 received by the MPA on 14th October 2021.

Reason: To ensure the restoration works are completed within an appropriate timeframe in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

3. Following the completion of site restoration works and no later than the 1st June 2022 the former quarry shall be entered into aftercare. The date of entry into aftercare shall be notified in writing to the MPA.

Reason: To ensure the aftercare of the site is implemented within an appropriate timeframe and thereafter annually reviewed to maximise the potential habitat of the restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Protection of Ecology

4. Restoration operations that involve the felling, clearing or removal of vegetation or disturbance of bare ground shall not be undertaken during the months of March to August inclusive unless otherwise agreed in writing by the MPA following the submission of a report detailing survey work for nesting birds carried out by a suitably qualified ecologist.

Reason: In the interests of safeguarding nesting birds and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan.

5. Prior to the commencement of regrading works on the southern face of the northern lake, a walkover survey shall be carried out by an appropriately qualified ecologist to ensure that protected species have become established within the area of proposed works. The results of the walk-over survey shall be submitted in writing to the MPA. If any protected species 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 interests of safeguarding nesting birds and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy DM4 of the Nottinghamshire Minerals Local Plan.

Noise emissions

6. Noise levels associated with carrying out the restoration and aftercare of the site shall not exceed 55dbA LAeq 1hr, as measured at any point on the boundary of the site with Ransom Wood Business Park or at any residential property.

Reason: To limit the maximum noise emissions from the restoration and aftercare operations at the site in the interest of protecting amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

7. All vehicles under the operator's control shall employ broadband reverse alarms.

Reason: To limit the maximum noise emissions from the restoration and aftercare operations at the site in the interest of protecting amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Dust

8. The quarry operator shall manage site activities 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 operational areas of the site;
 - b. The sweeping of access and haul roads where necessary;
 - c. The minimisation of drop heights during loading and unloading of restoration materials;
 - d. Limiting on-site vehicle speeds;
 - e. Upon request of the MPA, the temporary suspension of restoration operations during periods of unfavourably dry or windy weather conditions.

Reason: To control the level of dust emissions from restoration and aftercare operations at the site in the interest of protecting amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Working Hours

9. Restoration and aftercare operations which are audible at the site boundary shall only be carried out between 0600 – 2000 Monday to Friday and 0700 – 1800 on Saturdays. No restoration or aftercare activities which are audible at the site boundary shall be undertaken on Sundays, Public Holidays or Bank Holidays.

Reason: To limit the maximum noise emissions from the restoration and aftercare operations at the site in the interest of protecting amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Aftercare

10. Following the completion of all restoration works, the site shall undergo aftercare management for a twenty-year period.

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

11. A detailed aftercare scheme and strategy setting out the management steps to be taken and their timetabling to create and manage areas of woodland, scrub, acid grassland and heathland habitat across the site shall be submitted to the MPA for its written approval no later than the 28th February 2023. The detailed aftercare scheme shall be consistent with the strategy set out within the documents: Mansfield Sand Company Ltd Supplementary Application Statement: Ratcher Hill (Doc. Ref. MGO/RHQ/JANUARY 2021) and Ratcher Hill Quarry – Aftercare Scheme Appendix A – Proposed outline aftercare scheme received by the MPA on 16th July 2021. The aftercare scheme shall include but not be restricted to details of the following:

- a. Cultivations and seed mixes which shall utilise native species and shall be of local origins;
- b. A method statement to explain how the heathland habitats will be created and managed. The heathland areas shall be formed to have a varied microtopography, with humps and hollows, low south-facing banks, areas of bare of sand and shallow pools/scrapes.
- c. Arrangements for managing habitats, including the management of broom and other invasive species within the restored habitats.
- d. The retention of boundary fencing around the boundaries of the quarry including arrangements for ongoing inspection and replacement when required.
- e. Measures to maintain and improve water quality within the areas of open water within the site.

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

12. An annual report of aftercare operations shall be submitted in writing to the MPA between 31 March and 31 May each year for the twenty-year duration of aftercare obligations on the site. The report shall incorporate a summary of aftercare management works undertaken over the previous 12-month period including a review of its performance and a timetable of works planned to be undertaken over the next 12-month period.

Reason: To provide for aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan and ensure the land is managed to maximise its ecological value.

13. 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 Conditions 10, 11 & 12 above. Any management recommendations agreed during the annual site management meeting shall be incorporated into the aftercare arrangements for the site.

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

Informatives/notes to applicants

None