

RECOMMENDED PLANNING CONDITIONS FOR PLANNING APPLICATIONS 3/19/02231/CMM AND 3/19/02232/CMM FOR A SOUTHERN EXTENSION TO Cromwell QUARRY FOR THE EXTRACTION OF APPROXIMATELY 550,000 TONNES OF SAND AND GRAVEL, WITH RESTORATION TO NATURE CONSERVATION.

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 at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

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

Schedule of approved plans

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:

- (a) Drawing No. 1910/P3/CRMWLL/1A LOC: Location Plan dated October 2019 and received by the MPA on 2nd December 2019.
- (b) Drawing No. 1910/P3/CRMWLL/3B PROPSITE: Proposed Site Plan dated October 2019 and received by the MPA on 6th April 2020.
- (c) Set of Drawings Numbered 20-03 P1/1379/6A i-ix: 'Method of Working Phase 7/8'; 'Method of Working Phase 9a'; 'Method of Working Phase 9b'; 'Method of Working Phase 9c'; 'Method of Working Phase 9d'; 'Method of Working Phase 10'; 'Method of Working – Plant Site'; 'Method of Working Restoration of Plant Site'; 'Method of Working Restoration Complete' all dated 3rd April 2020 and received by the MPA on 6th April 2020.
- (d) Drawing No. 20-03 CROM P3/1379/7A: Concept Restoration Masterplan dated 13th March 2020 and received by the MPA on 6th April 2020 (insofar that the plan extends to the southern extension area hereby approved and not the wider areas of restoration that have been identified on the plan).
- (e) Drawing No. 20-02 P3/1379/8A: Detailed Restoration Proposals Plan dated 6th April 2020 and received by the MPA on 6th April 2020.

Reason: For the avoidance of doubt as to the development that is permitted.

Duration of mineral extraction

4. All sand and gravel extraction operations within the southern extension area identified on Drawing No. 1910/P3/CRMWLL/1A LOC: Location Plan dated October 2019 and received by the MPA on 2nd December 2019 shall cease within two 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.

Mineral processing and dispatch to the public highway

5. All Mineral extracted from the Cromwell southern extension area (as outlined in red on drawing no. 1910/P3/CRMWLL/1A: Location Plan received by the MPA on 2nd December 2019) shall only leave the site for processing and dispatch through the Cromwell Quarry plant site and any HGV traffic associated with this permission shall comply with the HGV routing requirements of the S106 agreement relating to the quarry plant site permission. Mineral shall not be removed from the planning application site by any other means.

Reason: To ensure satisfactory operation controls and in the interest of highway safety in accordance with Policies M3.12 and M3.133 of the Nottinghamshire Minerals Local Plan.

Phasing

6. Extraction operations shall progress sequentially in accordance with the set of drawings Numbered 20-03 P1/1379/6A i-ix: 'Method of Working Phase 7/8'; 'Method of Working Phase 9a'; 'Method of Working Phase 9b'; 'Method of Working Phase 9c'; 'Method of Working Phase 9d'; 'Method of Working Phase 10'; 'Method of Working – Plant Site'; 'Method of Working Restoration of Plant Site'; 'Method of Working Restoration Complete' all dated 3rd April 2020 and received by the MPA on 6th April 2020.

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

7. 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

8. Except in emergencies, 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, Public and Bank 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 1pm | Not at all |
| Servicing, testing, or maintenance of plant or machinery | 7am to 5pm | 7am to 4pm | Not at all |
| Heavy goods vehicles entering and leaving the site | 7am to 6pm | 7am to 1pm | Not at all |

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Flood Protection and Hydrological Mitigation

9. The development shall be carried out in accordance with the submitted flood risk assessment (ref. JBA Consulting, BKS-JBAU-XX-00-RP-EN-0003-S3-P02-Cromwell_SE_FRA, March 2020) and the following mitigation measures it details:

- The layout of the proposed bunds should be implemented as described in the Flood Risk Assessment.
- The restoration phase should be implemented as described in the Flood Risk Assessment in strict accordance with the approved contours.

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.

10. Prior to the commencement of the development a flood risk management/ emergency evacuation plan for the site shall be submitted to the MPA and approved in writing. The mitigation measures shall be fully implemented in accordance with the scheme approved in writing.

Reason: To maintain acceptable flood evacuation from the site and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.

11. The hydrological mitigation measures set out within section 3.7 of Cromwell Southern Extension – Hydrogeological Impact Assessment (Ref: BKS-JBAU-XX-00-RP-EN-0001-A1-C01-Cromwell_SE_HIA.docx) shall be implemented in full throughout the operational life of the southern extension.

Reason: To ensure that the proposed development does not harm the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.

12. No ground dewatering shall be undertaken within the southern extension areas hereby permitted until such time that a scheme for monitoring the groundwater environment has been submitted to, and approved in writing by the MPA. The scheme shall, where necessary, be supported by detailed calculations and include a programme for future maintenance. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the MPA.

Reason: To ensure that the proposed development does not harm the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.

13. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off associated with the development has been submitted to, and approved in writing by, the MPA. The scheme shall be implemented as approved.

Reason: To ensure that the proposed development does not harm the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.

14. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To ensure that the proposed development does not harm the water environment and to ensure compliance with Nottinghamshire Minerals Local Plan Policy M3.8: Water Environment.

15. A minimum distance shall be maintained of 50m from the top bank of the River Trent to the face of the mineral extraction and 25m from the drain running South – North through the application site to the face of the mineral extraction. The stand-off distances shall be marked out on site with wooden posts or similar which shall be retained throughout the operational and restoration phases of the quarry development

Reason: To minimise risks of a potential breach of the River Trent and the watercourse to ensure compliance with Policy M3.9 of the Nottinghamshire Minerals Local Plan.

Archaeological Investigation

16. 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. All work is to be implemented in full accordance with the agreed written scheme of investigation. During, and/or following completion of extraction, timescales for the production of an appropriate report(s) documenting the archaeological results will be submitted to the MPA for approval in writing. The planning 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.

17. 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.

Footpath Crossing Point

18. Prior to soil stripping progressing to the Phase 9b, a specification for a footpath crossing scheme shall be submitted to the MPA for its approval in writing. The submitted details shall incorporate details of:
- The ground level of the crossing which shall be maintained at a similar level to the existing footpath.
 - The surfacing of the crossing which shall be suitable for walkers.
 - The arrangements to ensure that the crossing point is cleared/swept of debris on a regular basis.
 - Signage to protect users of the footpath.
 - The imposition of an appropriate speed limit for lorry/dump truck drivers.
 - A plan to identify clear visibility leading to the crossing for both haul road drivers and footpath pedestrians, including maintenance arrangements to ensure that any vegetation growth on bunds or hedgerows does not interfere with visibility.

The footpath crossing scheme shall be installed and maintained in accordance with the approved footpath crossing scheme for the duration of the operational life of the quarry and its associated restoration period.

Reason: To maintain public access along Cromwell Footpath FP5 throughout the operation life of the quarry, in accordance with the requirements of Policy M3.26 of the Nottinghamshire Minerals Local Plan.

Noise

19. The noise level attributable to normal operations at the site shall not exceed 55dB LAeq,1hr when measured free-field at any local residential receptor.

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

20. Timings of temporary works shall be recorded by the operator and must not exceed 8 weeks in a calendar year and the free-field noise level shall not exceed 70dB LAeq,1hr when measured at any local residential receptor.

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

21. All plant and machinery on site shall be regularly serviced and maintained to ensure that noise emissions do not exceed the manufacturers' specifications. In the event that the manufacturers' maximum operating noise levels are exceeded then the machinery shall be switched off and repaired/adjusted so as to ensure compliance with these operating noise levels.

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

22. All plant and vehicles under the control of the operator must only employ white noise (broadband) reversing alarms when operating on the site.

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

23. Prior to the commencement of mineral extraction within Phase 9c, a 3m high perimeter bund shall be installed around the perimeter of the phase as detailed on Drawing No. 20-03 CROM P3/1379/6A(iv): Method of Working (9c) to provide acoustic screening of Cromwell Lock Cottage. The perimeter bund shall thereafter be retained throughout the duration of mineral extraction works within Phase 9c.

Reason: To protect the amenities of local residents in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Dust

24. 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;
- c. The minimisation of drop heights during loading and unloading of sand and gravel;
- d. Limiting on-site vehicle speeds;

- e. 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.

Ecological Mitigation

25. No development shall take place until the details of a Construction Method Statement to regulate the ecological effects of the development is submitted and approved in writing by the MPA. The Construction Method Statement shall mitigate for any negative adverse impact on habitats and species in and around the development site and specifically incorporate method statements to prevent the injury and/or killing of:

- a. common amphibians,
- b. reptiles,
- c. badgers,
- d. other small mammals,
- e. otter,
- f. bats
- g. breeding birds.

The development shall thereafter be carried out in full accordance with the approved Construction Method Statement throughout the construction period.

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

26. Following the commencement of the planning permission, as notified under the requirements of Condition 2 above, the retained boundary hedgerows around the perimeter of the southern extension site shall not be cut or pruned for the duration of the mineral extraction and the 12 month period of restoration following the completion of minerals extraction, without the prior written agreement of the MPA.

Reason: To protect the integrity of the boundaries of the site and maximise their ecological value in respect of their bat foraging and bird nesting habitat value in accordance with government policy set out within the National Planning Policy Framework.

27. 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 bats are not adversely affected by the development in accordance with government policy set out within the National Planning Policy Framework.

28. A supplementary assessment of the scope for indirect impacts to bats including an aerial examination of retained trees T1 and T6 shall be carried out prior to extraction commencing in Phase 9b. The assessment shall consider the effect to potential roosts in the retained trees close to the extraction area and the need for any further mitigation measures which may be deemed necessary based on the findings of the assessments. The scheme shall be submitted to and approved in writing by the MPA and any mitigation measures implemented as approved.

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.

29. No extraction activity shall take place until a scheme for the provision and management to provide at least a 9m metre wide buffer zone alongside the TVIDB watercourse for the protection and enhancement of other habitat has been submitted to and approved in writing by the MPA. The scheme shall include:

- a re-survey of the drainage channel before any works start within phase 9b, acknowledging the mobility of these species and the potential to establish a holt or couch in the vicinity of the site.
- plans showing the extent and layout of the buffer zone and how this will be maintained free from any activity in relation to the extraction of minerals from the site (excavation, transport, storage, site facilities etc).
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during the extraction and managed over the longer term including named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting.
- Details of timing to implement the proposed works.

Thereafter, the extraction shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the MPA, in which case the extraction shall be carried out in accordance with the amended scheme.

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

Stockpile Heights

30. Stockpiles of any excavated materials shall not be permitted to exceed 5m in height.

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

Floodlighting

31. No floodlighting or security lighting shall be used on site except in accordance with details previously submitted to, and approved in writing by, the MPA.

Reason: To minimise the visual intrusion of the development in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Ancillary Buildings and Plant

32. Unless specifically provided for under Part 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), the design, siting, layout and the colours to be used on the external elevations of all fixed plant machinery, and buildings, structures, erections, or private ways shall be submitted to and approved in writing by the MPA prior to their erection/installation. The development shall thereafter be carried out in accordance with the approved details and maintained in a satisfactory condition until it is removed upon cessation of mineral extraction.

Reason: To minimise any visual impact from the development in accordance with Policy M3.3 of the Nottinghamshire Minerals Local Plan.

Soil Stripping

33. 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.

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

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

35. 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.

36. 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, depth 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.

37. 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 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.

38. 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.

39. 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:

- when all soil above a depth of 300mm is in a suitable condition that it is not subject to smearing;
- 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.

40. 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.

41. 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

42. The MPA shall be notified in writing at least 5 working days before each of the following:

- overburden has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out, and
- 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
- 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.

43. 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 when it is raining, or 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.

44. 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.

45. Within the area to be restored for agricultural after-use, each subsoil layer shall be cross-ripped to provide loosening to a minimum depth of 450mm with tine spacings no wider than 1.5m and 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.

46. 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.

47. The re-spread topsoil on dry land above lake water level 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.

48. 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

49. The phased restoration plan and landscaping scheme for the total application site shall be carried out in accordance with Drawing no. 20-02 P3/1379/8A: Detailed Restoration Proposals Plan dated 6th April 2020 and received by the MPA on 6th April 2020. The implementation of the restoration and landscaping scheme shall be carried out progressively in general compliance with the timetable shown on Drawing no.'s 20-03 P1/1379/6A i-ix: Method of working. The backfilled material shall be levelled and graded in accordance with the restoration contours with opportunities taken where practicable to create a cluster of small ponds to provide additional amphibian breeding habitat. In the event that the balance of materials results in a surplus of restoration materials, this material shall be used to create more shallow areas within the lakes below water level, in accordance with details which shall be submitted to, and approved in writing by the MPA.

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

50. 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.

Aftercare

51. Following restoration the land restored to agriculture shall undergo aftercare management of a five year period. The area of land within Phase 9a to the east of the drainline (as identified on the restoration plan) shall undergo aftercare management for a ten-year period as required by the S106 agreement relating to the quarry plant site permission (reference 3/19/2233/CMM). 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.

52. 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.

53. 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.

54. 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 53(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.

55. The aftercare programme shall be implemented in accordance with the details approved under Condition 53 above, as amended following the annual site meeting referred to in Condition 54 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

56. 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. 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 51-55 above.

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

Informatives/notes to applicants

1. Western Power Distribution advise that there is 11kV network pylons currently running through the site which will need to have a diversion prior to extraction. the restoration scheme incorporating ponds are likely to be attractive to birds which can cause damage to power lines. Western Power therefore favour the use of underground cables within any power cable diversion scheme which may be carried out.
2. 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 (01332 683369). 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).

3. The potential of providing a connection from the site to the River Trent to allow fish and eels to access the restoration area for the purposes of refuge and breeding grounds should be investigated as part of the aftercare of the site.
4. The applicant is encouraged to work with NCC Heritage Team to assist with the maintenance and repair of the clapper gates situated to the north of the planning application site on the riverside embankment.