

## 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. No mineral extraction associated with the development hereby permitted shall be undertaken at the same time as mineral extraction operations at Newington West (Planning Permission Ref: 1/15/01020/CDM).

*Reason: To prevent cumulative impacts in accordance with Policy M3.27 of the Nottinghamshire Minerals Local Plan (MLP).*

3. 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 development.

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

### Permission

4. This permission is for the extraction of 530,000 tonnes of sand and gravel at Newington South West Quarry, a temporary crossing of Slaynes Lane and restoration to nature conservation all within the area edged red on Drawing No. 60589312.NSW.002 titled 'Site Area Plan' – received by the MPA on 23<sup>rd</sup> November 2018.

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

5. Unless amendments are made pursuant to the other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Drawing No. 60589312.NSW.002 titled 'Site Area Plan' – received by the MPA on 23<sup>rd</sup> November 2018;
- b) Drawing No. 60589312.NSW.003 titled 'Planning Application Area and Land Ownership' – received by the MPA on 23<sup>rd</sup> November 2018;
- c) Drawing No. 60589312.NSW.005 titled 'Phasing Scheme' – received by the MPA on 23<sup>rd</sup> November 2018;
- d) Drawing No. 60589312.NSW.006 titled 'Restoration Master Plan' – received by the MPA on 23<sup>rd</sup> November 2018;
- e) Drawing No. 60589312.NSW.007 titled 'Restoration Cross Sections' – received by the MPA on 23<sup>rd</sup> November 2018;

- f) The Environmental Statement, Appendices and Annexes – received by the MPA on 23<sup>rd</sup> November 2018;
- g) The Planning Application Supporting Statement – received by the MPA on 23<sup>rd</sup> November 2018.

*Reason: For the avoidance of doubt.*

- 6. No extraction of sand and gravel shall take place outside the limit of the excavation areas shown on the Phasing Scheme drawing No. 60589312.NSW.005 – received by the MPA on 23<sup>rd</sup> November 2018.

*Reason: To ensure the development is carried out in accordance with the approved documents.*

- 7. From the commencement of the development to its completion a copy of this permission including all plans and documents hereby approved, and any other documents and plans subsequently approved in accordance with this permission shall be available at the site office for inspection by the MPA during normal working hours.

*Reason: To ensure the development is carried out in accordance with the approved documents.*

### **Duration of Operations**

- 8. All mineral extraction shall cease within three years of the commencement of the development, as notified under Condition 3. Should extraction cease before this date the MPA shall be notified within 1 month of the extraction ceasing.

*Reason: To ensure the proper restoration of the site within an acceptable timescale.*

- 9. All restoration operations shall be completed no later than 12 months after the completion of final extraction operations.

*Reason: To secure the proper restoration of the site within an acceptable timescale.*

### **Topographical Survey**

- 10. A topographical survey of the site shall be carried out annually and supplied to the MPA. Supplementary topographical surveys shall be undertaken upon the written request of the MPA and supplied to the MPA within four weeks of a written request.

*Reason: To ensure that reinstated ground levels are not raised over existing levels.*

### **Buildings, Fixed Plant and Machinery**

- 11. No processing or treatment of materials shall take place on the site.

*Reason: To enable the MPA to adequately control the development and minimise its impact on the amenities of the local area in accordance with Policy M3.5 of the MLP.*

### **Hours of Operation**

12. No quarrying operations including the movement of plant or machinery and the haulage of mineral between the application site and the Auckley processing facility shall take place outside the hours of 0700 and 1900 Mondays to Fridays and 0700 to 1300 hours on Saturdays. There shall be no working on Sundays, Public or Bank Holidays, except in the case of emergency or as otherwise agreed in writing by the MPA. The MPA shall be informed in writing within 48 hours of an emergency occurrence that would cause working outside the stipulated hours.

*Reason: To enable the MPA to control the development and minimise its impacts in accordance with Policy M3.5 of the MLP.*

### **Lighting**

13. No floodlighting shall be used within the planning application area hereby approved.

*Reason: To minimise impact on the amenity of the local area, in accordance with Policy M3.3 of the MLP.*

### **Noise**

14. The free field noise levels associated with the development when measured in the curtilage of any of the noise sensitive properties listed below, shall not exceed to following limits as an Equivalent Continuous Noise Level for 1 hour LAeq (free field):

<b>Criterion Noise Levels LAeq, 1 hour</b>	
<b>Location</b>	<b>LAeq</b>
Pine Tree Cottage	51dB
Pastures Farm	44dB
Everton Carr Farm	48dB
Newington Farm	51dB

In the event of a justifiable noise complaint, the applicant shall within a period of 30 days carry out a noise survey as approved in advance with the MPA. If the results indicate an exceedance of the above levels, the applicant shall submit to the MPA a scheme of noise mitigation. The approved scheme shall thereafter be implemented as approved.

*Reason: To minimise noise impact of the development on the amenity of the local area, in accordance with Policy M3.5 of the MLP.*

15. All mobile plant, machinery and vehicles (except those not under the control of the applicant) shall be fitted with white noise reversing alarms and fitted with silencers.

*Reason: To minimise noise impact of the development on the amenity of the local area, in accordance with Policy M3.5 of the MLP.*

## **Dust and Mud**

16. The development hereby approved shall be undertaken in accordance with the scheme design and best practice measures set out in Section 5 of the Environmental Statement Annex I – Air Quality Assessment. Dust monitoring shall be undertaken during periods of soil stripping and the results submitted in writing to the MPA for its approval in writing. In the event that the dust monitoring survey identifies potential for nuisance from dust, the report shall identify measures to minimise dust emissions to an acceptable level, such measures shall be implemented within one month of the MPA's approval in writing.

*Reason: To enable the MPA to adequately control the development and minimise its impacts on the amenities of the local area in accordance with Policy M3.7 of the MLP.*

17. The site access shall be hard surfaced to a minimum of 20m from the carriageway and shall be maintained in a good state of repair and kept clean and free from mud and other debris at all times until the completion of the site restoration.

*Reason: In the interests of highway safety and in accordance with Policy M3.12 of the MLP.*

18. All HGVs leaving the site shall be sheeted.

*Reason: In the interest of highway safety and in accordance with Policy M3.12 of the MLP.*

19. The wheel cleaning facilities shall maintained in an effective state for the duration of the development so that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried on to the public highway.

*Reason: In the interest of highway safety and in accordance with Policy M3.12 of the MLP.*

20. All vehicles leaving the site shall use the wheel cleaning facilities.

*Reason: In the interest of highway safety and in accordance with Policy M3.12 of the MLP.*

## **Traffic and Transportation**

21. Signs requiring HGV drivers to only turn left onto Newington Road shall be retained in place and maintained for the life of the development.

*Reason: In the interests of highway safety in accordance with Policy M3.14 of the MLP.*

22. The development hereby approved shall be undertaken in accordance with Hanson's 'Haulier Rules and Procedures' dated June 2013 'Safety Environmental Procedures for Face Lorries' dated September 2010 – received by the MPA on 24 March 2015.

*Reason: In the interest of highway safety and in accordance with Policy M3.12 of the MLP.*

23. The number of HGVs entering/leaving the site in connection with the development hereby permitted shall not exceed a maximum of 75 vehicle movements per day. The operator shall keep annual records of all HGV movements to and from the site and such records shall be supplied to the MPA within two weeks of a request for such records being made.

*Reason: To enable the MPA to control the development and minimise its impacts on the amenities of the local area in accordance with Policy M3.13 of the MLP.*

24. Visibility splays as shown on Drawing Ref: 14-190-TR-001 Rev A titled 'Proposed Temporary Access Arrangements' – received by the MPA on 24 March 2015 shall be kept clear of all obstructions over 0.6m above carriageway level for the life of the development.

*Reason: To ensure that suitable access arrangements are provided to a suitable standard to accommodate HGVs in the interest of highway safety in line with Policy M3.12 of the MLP.*

### **Archaeology**

25. The development shall be carried out in accordance with a written scheme of archaeological investigation to be submitted to, and agreed in writing by, the MPA prior to the commencement of the development. Should any archaeological remains of national significance be discovered they must be reported immediately to the MPA and operations in the vicinity of the discovery shall cease and shall not recommence until appropriate contingency arrangements have been agreed between the applicant, their archaeological consultants and approved by the MPA in writing. All work is to be implemented in full accordance with the approved written scheme of investigation.

*Reason: To ensure that that adequate archaeological investigation and recording is undertaken prior to mineral extraction taking place,*

26. The final report on the work undertaken in accordance with the written scheme of archaeological investigation, as approved under Condition 25, shall be submitted to the MPA within six months of soil stripping being completed within the final phase of the development, for its approval in writing.

*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.*

27. 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: 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.*

## **Ecology**

28. Vegetation clearance shall only be conducted outside the bird breeding season (March to August inclusive) unless a written ecological report following a walk over survey by a suitably qualified ecologist demonstrating that no harm will be caused by such works, is previously submitted to, and approved in writing by, the MPA. Any works shall thereafter be carried out in accordance with the approved details.

*Reason: To prevent unacceptable impact to breeding birds in accordance with the Wildlife and Countryside Act 1981 (as amended).*

29. Prior to the commencement of vegetation clearance a precautionary method statement for the protection of reptiles shall be submitted to, and approved in writing by, the MPA. The method statements shall include strimming methods along field boundaries prior to soil stripping and identify a receptor location in the event that reptiles are found. The development shall thereafter be undertaken in accordance with the approved details.

*Reason: To prevent any unacceptable impact to reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended).*

30. Prior to soil stripping a survey for otters shall be submitted to, and approved in writing by, the MPA. The methodology and extent of the survey shall be approved by the MPA prior to it being undertaken. In the event that otters are found a mitigation plan shall be submitted to, and approved in writing by, the MPA before any development commences.

*Reason: To ensure the development does not impact on otters, a European Protected Species.*

31. Prior to any construction works on a new crossing over Slaynes Drain a water vole survey shall be undertaken. In the event that water voles are present, they shall be relocated to suitable habitat under a license from Natural England. The survey, and any necessary mitigation, shall be undertaken following the methodology set out in Section 8.1 of Annex D – Ecology of the Environmental Statement and the results shall be submitted to the MPA.

*Reason: To ensure the development does not impact on water voles in line with the Wildlife and Countryside Act 1981 (as amended).*

32. Any trees, bushes and hedgerows within the site shall be retained until their removal is necessary to allow the development of the current or succeeding phase of mineral working.

*Reason: In the interests of amenity and wildlife conservation.*

## **Water Resources**

33. Prior to sand and gravel extraction taking place a Water Management Scheme shall be submitted to, and approved in writing by, the MPA. The scheme shall include details of water level monitoring for Newington North, and groundwater

monitoring. 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 subsequently approved in writing by the MPA.

*Reason: To ensure that the proposed development does not harm the water environment in line with Paragraph 109 of the NPPF and Policy M3.8 of the Nottinghamshire Minerals Local Plan.*

34. The development shall be carried out in accordance with the submitted flood risk assessment (Hafren water environmental water management, 2659/FRA-03, November 2018) and the following mitigation measures it details:
- a) Ground elevations across the site after restoration will be the same as or lower than pre-development levels;
  - b) A stand-off distance of 50 meters will be maintained between the working face of the quarry and the landward toe of the flood defence embankment;
  - c) To maintain the office location and fuel storage within the same location as defined in the Newington West planning permission (Reference: 1/15/01020/CDM).
  - d) No gravel and sand processing to be undertaken within the site boundary of this particular planning application (Site Boundary is highlighted within drawing 60589312.NSW.002).

Mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

*Reason: To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that no floodplain storage is lost during and after the extraction of materials. To ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. In accordance with Policy M3.9 of the Nottinghamshire Minerals Local Plan.*

35. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or surface water, whether direct or via soakaways.

*Reason: In the interests of groundwater protection in accordance with Policy M3.8 of the ML P.*

36. 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 their aggregate storage capacity, whichever is the greater. All filling points, vents, and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

*Reason: In the interest of pollution control in accordance with Policy M3.8 of the MLP.*

### **Aviation Safety**

37. Bird monitoring and mitigation shall be undertaken in accordance with Report No. 60471163 submitted to discharge Condition 37 of Planning Permission Ref: 1/15/01020/CDM for Newington West. Within six months of the date of this permission an updated version of the scheme shall be submitted to the MPA for its approval in writing, to ensure the monitoring areas include Newington South-West. The development shall thereafter be undertaken in accordance with the approved details.

*Reason: In the interest of aircraft safety in line with the NPPF.*

### **Rights of Way**

38. Prior to any works to the Slaynes Lane and Drain crossing point, details of any upgrade to Byway No. 7 and the new or upgraded bridge over Slaynes Drain shall be submitted to, and approved in writing by, the MPA. The details shall include any engineering works necessary and details of the method by which dewatered water from Newington South West will be pumped to Newington North. The works shall thereafter be undertaken in accordance with the approved details.

*Reason: To ensure the condition of Slaynes Drain and Slaynes Lane Byway No. 7 are not compromised.*

39. Prior to any vehicles using the new Slaynes Lane and Slaynes Drain crossing point, details of warning signs for drivers, and signs to make the public aware of the crossing, shall be submitted to, and approved in writing by, the MPA. Details shall include signage wording, colour, size and locations. The signs shall thereafter be installed as approved and maintained for the life of the development.

*Reason: To ensure the safety of the public using Slaynes Lane Byway No. 7.*

40. Prior to any vehicles using the new Slaynes Lane and Slaynes Drain crossing point, details of the briefing that will be given to all HGV drivers shall be submitted to, and approved in writing by, the MPA. The briefing shall highlight the existence of Byway No. 7 and the requirement for HGV drivers to give way to those using the Byway.

*Reason: To ensure the safety of the public using Slaynes Lane Byway No. 7.*

### **Soil Handling**

41. No turf, topsoil, subsoil or overburden shall be removed from the site.

*Reason: To conserve and manage all available soil reserves to ensure the proper restoration of the site in accordance with Policy M4.3 of the MLP.*



42. No waste materials other than waste sand and gravel materials processed at the Auckley plant for restoration purposes shall be brought onto site.

*Reason: To ensure the proper restoration of the site in accordance with Policy M 4.3 of the MLP.*

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

*Reason: To ensure the proper conservation of soil resources and the restoration of the site in accordance with Policy M4.3 of the MLP.*

44. All soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with Drawing Number 60589312.NSW.005 – received by the MPA on 23<sup>rd</sup> November 2018.

*Reason: To ensure the proper restoration of the site in accordance with Policy M4.3 of the MLP.*

45. All topsoil shall generally be stripped to a depth of 300 mm, or to its full depth if different, and all subsoil to a depth of not less than 1000mm.

*Reason: To ensure the proper conservation of resources and restoration of the site in accordance with Policy M4.3 of the MLP.*

46. All stripped soils shall be permanently retained on site for subsequent use in restoration, as detailed in the application.

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

47. Soil stripping shall not take place until any standing crop or vegetation has been cut and removed.

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

48. Prior to the use of any area for the storage of subsoil that area shall first be stripped of topsoil.

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

49. All storage mounds that will remain in situ for more than 6 months or over winter shall be seeded within 3 weeks of their construction.

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

50. All topsoil, subsoil and soil making materials shall be stored in accordance with the following details:

- a) bunds shall be constructed with only the minimum amount of soil compaction to ensure stability and so shaped to avoid the collection of water in surface undulations;
- b) bunds shall not be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance;
- c) bunds shall not be subsequently moved or added to until required for restoration unless otherwise agreed in writing with the MPA.

*Reason: To ensure the proper management of the site in the floodplain during operations and the proper restoration of the site, conserving and managing all available soil resources in accordance with Policies M3.8, M3.9 and M4.3 of the MLP.*

51. On or before the date of 31 October in any year the MPA shall be supplied with a plan showing:

- a) The area stripped of topsoil and subsoil;
- b) The location of each storage mound;
- c) The quantity and type of the material therein;
- d) The areas of the site which have been restored to final levels and soils replaced;
- e) The areas of the site stripped but not worked;
- f) The operational areas of the site;
- g) Those areas remaining to be worked.

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

### **Restoration and Soils Replacement**

52. Other than any minor modifications approved as part of the LRAMP as part of the Section 106 Agreement, the site shall be fully restored in accordance with Drawing No. 60589312.NSW.006 titled 'Restoration Master Plan' and Drawing No. 60589312.NSW.007 titled 'Restoration Cross Sections' – received by the MPA on 23<sup>rd</sup> November 2018.

*Reason: To ensure the proper restoration of the site in accordance with Policies M4.2 and M4.4 of the MLP.*

53. Soil stripping and replacement operations in each phase of the development shall not commence until at least seven working days after the MPA have been notified of such operations in writing.

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

54. Subsoils and soil making materials shall only be replaced when they and the ground on which they are placed are in a moist but not saturated condition and no movements, respreading, levelling, ripping or loosening of subsoil shall occur:

- a) when it is raining;
- b) when there are pools of water on the surface of a storage mound or receiving area.

*Reason: To ensure proper restoration of the site and conserving and managing all available soil resources in accordance with Policy M4.3 of the MLP.*

55. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced soil making material, 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 MLP.*

56. Subsoil layers within the proposed wet grassland, as shown on Drawing 60589312.NSW.006, shall be cross ripped:

- a) to provide loosening to a minimum depth of 450mm with tine spacings no wider than 1.5m; and
- b) any non-subsoil making material, 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 pre-settlement contours.

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

57. Topsoil within the proposed wet grassland, as shown on Drawing 60589312.NSW.006, shall be evenly respread 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 MLP.*

58. Only low ground pressure machinery shall work on re-laid topsoil to replace and level topsoil.

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

59. The respread topsoil within the proposed wet grassland, as shown on Drawing 60589312.NSW.006, shall be loosened and ripped:

- a) to provide loosening equivalent to a single pass at a spacing of 1.5m or closer;
- b) to the full depth of the topsoil plus 100mm;
- c) any non-soil making materials 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 settlement contours.

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

60. For purposes of storage and placement of soils, topsoil shall only be mixed with topsoil and subsoil shall only be mixed with subsoil or other soil-making materials.

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

61. Planting as indicated on Drawing Number. 60589312.NSW.006 titled 'Restoration Master Plan' and those details subsequently approved pursuant to the Section 106 Agreement attached to this permission shall take place in the first planting season following the replacement of soils in each phase.

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

### **Removal of Operational Plant and Machinery**

62. In accordance with the restoration requirements, all fixed and mobile plant, machinery and buildings not directly associated with the restoration of the site, shall be removed from the site within 6 months of the date of the cessation of mineral extraction as notified to the MPA under Condition 8 above.

*Reason: To ensure that the site is restored satisfactorily.*

### **Premature Cessation of Operations**

63. Should, for any reason, extraction operations cease for a period exceeding 6 months, or in any other circumstances cease prior to the completion of the approved scheme, such cessation being in the reasoned opinion of the MPA a permanent cessation of operations, upon written request from the MPA, a revised scheme for the restoration of the site shall be submitted in writing for the approval

of the MPA. Details to be submitted shall include the restoration landform, after-uses of the restored site, a programme of restoration works with timings, provision of soil cover, grass seeding, tree and shrub planting, rights of way and associated drainage, fencing and aftercare provisions, in a manner similar to those details submitted with this application and subsequently approved pursuant to conditions attached to this permission.

*Reason: To ensure that the site is restored satisfactorily in accordance with Policy M4.9 of the MLP.*

64. The revised scheme for the restoration of the site required under Condition 66 shall be implemented in accordance with the approved details and shall be subject to aftercare requirements detailed in the Section 106 Agreement.

*Reason: To ensure that the site is restored satisfactorily in accordance with Policy M4.9 of the MLP*

## **Informatives/notes to applicants**

1. The applicant's attention is drawn to the consultation response from the Environment Agency, dated 8<sup>th</sup> January 2019. It is highlighted that the applicant must seek consent from the Axholme and North Nottinghamshire Water Level Management Board Internal Drainage Board regarding the crossing over Slaynes Drain.
2. The applicant's attention is drawn to the consultation response from Via East Midlands, dated 18<sup>th</sup> March 2019, which highlights that if the construction of a new crossing point over Slaynes Lane/Drain is likely to cause hazard to public using the Byway, then the applicant must apply for a temporary closure at least six weeks before the commencement date for the works. It is also highlighted that there will be a cost associated with such an application.
3. The Newington South West operation will result in a small portion of the Newington West site not being able to be restored in accordance with the restoration scheme, until such a time as the haul road for Newington South West has been removed. As such, an interim restoration plan to regularise this will need approval from the Minerals Planning Authority.
4. It is recommended that the updated restoration plan, to be submitted as part of the Landscape Restoration and Habitat Management Plan (LRAMP), which is required as part of the Section 106 Agreement, should include the retention of a haul road (along the eastern side of Newington West) to allow access for maintenance vehicles involved in the maintenance and aftercare of restored habitats.
5. The applicant's attention is drawn to the consultation response from Nottinghamshire Wildlife Trust, dated 4<sup>th</sup> January 2019. It is recommended that, if possible, soil stripping avoids the months March until the end of July, to avoid indirect noise impacts on breeding birds in adjacent areas.