

Development Control Committee
Meeting to be held on 11th July 2018

Electoral Division affected:
Wyre Rural East, Wyre Rural
Central

Wyre Borough: Application number. LCC/2017/0040
Application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals.
Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre.
(Appendix A refers)

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Executive Summary

Application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals.

Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre.

Recommendation – Summary

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, planning permission be **granted** subject to conditions controlling time limits, working programme, noise and dust, water resources, landscaping, restoration and aftercare.

Background

A report relating to the above planning application was presented to the meeting of the Development Control Committee on 24th May 2018. The report to the 24th May Committee is attached at appendix A.

At that meeting it was resolved to defer consideration of the application to allow a site visit to take place.

Consultations

Lancashire Lead Local Flood Authority: The Lead Local Flood Authority wish to withdraw their objection to the development subject to the following conditions being imposed on any new planning permission:

- That the development is undertaken in accordance with the Flood Risk Assessment dated March 2018 to ensure the satisfactory storage of surface water and flood water to prevent flooding on the site and elsewhere on adjacent land, to ensure that the site does not impede the flow of flood water across the site, to ensure that dewatering operations do not increase flood risk and to mitigate the risks to people working within the voids.
- That the development is undertaken in accordance with submitted drawings in particular to ensure that the phasing and materials storage is undertaken as shown and to ensure that restoration ground levels are not raised above the pre development levels.

Representations

On 22th May 2018, a local resident (Mr Paul Flintoff) made a 30 minute presentation to members of the Committee under the public speaking procedures for the Development Control Committee. The issues raised by the local resident were reported via the update sheet to the 24th May Committee and are summarised as follows:-

- Mr Flintoff lives at Brook House Farm off the A586. His property includes a horticultural plant nursery which he considers to be a sensitive landuse from the point of view of the adjacent mineral working.
- The 2005 planning permission for this site included conditions to mitigate the impacts of the quarry including for noise. The County Council has taken two separate noise readings to check the noise levels from the quarry and have said that there is no breach of permitted levels – however officers have no evidence to back up this claim.
- The noise assessment provided with the current application shows that the noise levels at his property are exceeded. The assessment shows that the highest noise level at Brook House Farm would be within phase 4 but that the assessment incorporates the beneficial impacts of a screening mound which would provide additional attenuation – however, the bund has to include a gap for flood relief reasons which would reduce the beneficial effects of the bund.
- The location chosen for the County Council's July 2017 noise monitoring exercise was next to a bund and was therefore not representative of his property where he has a clear view of the processing plant.
- Dust – dust from the quarry sticks to his polythene tunnels which allows algae and slime to develop and reduces light levels. No background monitoring of dust was carried out before development commenced. Officers say that mitigation is effective but that is not correct – a number of photographs were shown of dust being blown from various parts of the quarry
- Stockpiles are too high and are not shaped to reduce dust impacts. The silt which is washed out of the sand and gravel is stored within 10 metres of his boundary. There is also a lack of watering of the haul road.
- Flooding: Mr Flintoff drew attention to the two serious flood events that affected this area in 2015 and 2016 and showed a photograph of the quarry

underwater. Mr Flintoff considered that the flood risk assessment forming part of the planning application contains a number of inaccuracies and should not be relied upon. He drew attention to a number of flood defences that had been constructed around other properties and also several bunds on the quarry site which he considered increased the impacts of flooding. He considered that the quarry development had resulted in an increase in the area of land above 8 metres in height which had profound consequences for flooding in the area.

At the meeting on 24th May 2018, the Committee also received a presentation from Mr Peter Stephenson, agent for the applicant. Mr Stephenson explained that the site was operated by a company called Hargreaves (Tarnacre) Ltd, a joint venture between Clive Hurt Plant Hire and JA Jackson. JA Jackson are the main producer of sand and gravel in Lancashire and are also involved in renewable energy and waste management. The issues raised included:-

- Mr Stephenson explained that the Environmental Statement that had been prepared to accompany the application had assessed noise and dust issues but that no major impacts had been predicted. The sand and gravel materials are in wet condition when extracted and are processed using water which reduces dust impacts. He acknowledged that there may be an occasional issue with dust from haul roads but that could be mitigated.
- Flooding had been raised as an issue but had been examined in the ES and a Flood Risk Assessment prepared. The site was in Flood Zone 3 and therefore it was likely that the site would flood occasionally from overspill from the River Wyre. The quarry would not raise levels and the voids generated by mineral working would provide a slight benefit in terms of flooding
- He considered that the objections and concerns that had been raised by local residents could all be addressed.

Advice

This application was reported to the meeting of the Development Control Committee on 24th May 2018. At that meeting, consideration of the application was deferred to allow a site visit to take place. The site visit will provide Members with an opportunity to appreciate the nature of the quarry and its likely impacts.

Since the 24th May Committee, Lancashire Lead local Flood Authority have provided their comments on the latest version of the applicant's Flood Risk Assessment. The Lead Local Flood Authority have withdrawn their previous objection but have requested conditions requiring the development to be undertaken in accordance with the submitted drawings and that the site is phased and restored in a manner that does not increase flood risk.

In relation to their comments about dewatering, water extracted from active areas of the site is pumped to the silt lagoons and is then discharged into the phase 1 excavation. This is to ensure that water from the excavation is used to recharge the aquifer and is not 'lost' to a surface water course. This method of working should ensure that the flood risk from surface water courses is not increased due to surcharge from water pumped from excavations.

Conditions are proposed in order to address the issues raised by the Lead Local Flood Authority including ensuring that soils and overburden are only stored in the locations and to the design shown on the submitted phasing drawings. Such a condition should address the flood risks during the period when the site is operational.

To address flood risk during and post restoration, a condition is proposed requiring a restoration scheme to be submitted including the restored levels. A requirement can be included to require the restoration levels not to exceed the natural pre development ground levels. This will ensure that there is no loss of natural flood storage capacity which might have the effect of diverting water onto land that would not normally flood for a given flood event.

In relation to the issues raised by Mr Flintoff in his presentation to the Committee, the following comments are made:-

- Noise – measurements of noise from the site have been taken by the County Council on two separate occasions in response to complaints. Both measurements were undertaken close to the boundary of the quarry which is considerably nearer the quarry than Brook House Farm itself. During the most recent monitoring exercise in July 2017, quarry processing plant used for the crushing of gravel was being used and was clearly audible at the monitoring location. The measurement indicated that noise levels were below the permitted level of 55 dB(A) LAeq 1 hour.
- The noise assessment included within the Environmental Statement does not show that noise levels in the current planning permission are already exceeded. The noise assessment was based upon a set of noise measurements that were undertaken in order to measure the existing noise climate in the area. Some of these measurements do exceed the permitted level of 55 dB(A) – however, they are measurements of total noise and therefore include noise that might be attributable to passing traffic, aircraft or other sources. The recorded level is not the noise that is only attributable to the quarry.
- The comments regarding dust are noted. The County Council has recently undertaken monitoring of dust impacts at the site and has raised the need to undertake further mitigation with the operator. It is understood that the operator is now employing a water bowser to control dust impacts. The conditions on dust impacts have been revised and condition 32 deals specifically with the application of mitigation measures.
- In relation to stockpile heights, some of the stockpiles may exceed the permitted height of 3 or 5 metres. However, the stockpiles are not considered to be a major source of dust emissions. The silt lagoons are close to Mr Flintoff's boundary but are not considered to be a source of dust as they contain water and entrained silt materials arising from the washing and processing of the sand and gravel and are in a wet condition.
- The concerns about flooding impacts are noted. The issues are addressed in the original Committee report. The key issue is that the design of the quarry during the remaining period of working does not increase flood risk and that

as part of the restoration, there is no raising of land levels or retention of any features that would impact upon the natural function of the local flood plain.

The impacts raised by the local resident in terms of noise, dust and flooding are noted but it is considered that they can be addressed through careful site design and appropriately worded planning conditions. In conclusion it is considered that the impacts of operating this quarry over a longer timescale are acceptable in relation to the policies of the Development Plan and other local environmental impacts.

Recommendation

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, planning permission be **granted** subject to the following conditions:

Time Limits

1. The mining operations authorised by this permission shall cease not later than 31st March 2027. The site shall be progressively restored in accordance with the conditions to this permission and shall be restored in its entirety by not later than 31st October 2027 or within a period of 12 months from the cessation of mineral extraction in phase 4, in accordance with the restoration schemes approved under the requirements of conditions 41 and 42 whichever is the sooner.

Reason: To ensure the progressive restoration of the site within the approved timescales in the interests of the visual and local amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Working Programme

2. The development and restoration shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The planning application ref 02/04/0652 as modified by planning applications 2/12/0024, 2/13/0342 and LCC/2017/0040

b) Submitted Plans and Documents

Plans submitted with Planning Application 2/04/652
Drawing SR1/2A Landholdings and application area
Plan 4 - Trees and hedges to be removed / retained

Plans submitted with Planning Application LCC/2017/0040
Figure 2 Rev D - Indicative Quarry Development Plans -Existing Site
Figure 3 Rev D- Indicative Quarry Development Plans - End of Phase 2
Figure 4 Rev F - Indicative Quarry Development Plans - End of Phase 3
Figure 5 Rev F - Indicative Quarry Development Plans - End of Phase 4

Figure 6 Rev D - Indicative Quarry Development Plans - Final restoration

c) All schemes and programmes approved under the conditions to this permission.

Reason: For the avoidance of doubt and to enable the MPA to control the development and to minimise its impact on the amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

3. The site shall be worked and restored in accordance with the sequence of phases shown on Figure 3 Rev D, Figure 4 Rev F, Figure 5 Rev F and Figure 6 Rev D attached to planning application LCC/2017/0040.

Reason: To secure the progressive working and restoration of the site in the interests of the visual amenity of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

4. Within one year of the commencement of soil stripping in phase 4, phase three shall be restored in accordance with the scheme and programme of restoration approved under the requirements of condition 41 below.

The requirements of this condition shall not apply to any land within phase 3 that is required for access purposes into phase 4.

Reason: In order to ensure the progressive restoration of the site in the interests of visual amenities and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

5. The extraction of sand and gravel shall not take place other than within the areas labelled 'indicative extraction boundary' on drawings Figure 3 Rev D, Figure 4 Rev F and Figure 5 Rev F attached to planning application LCC/2017/0040.

Reason: In the interests of the visual amenity of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

6. The site processing and stockpiling area shall be laid out and constructed in accordance with the design shown on drawing 0140/20/01 and the specification for lighting included with the letter from Hallett Environmental dated 10th September 2010.

Reason: In the interests of the visual amenity of the area and the amenities of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Soils and Overburden

7. All available topsoil and subsoil shall be stripped from any phase of the site before that phase is excavated or is traversed by heavy vehicles, or before

plant or machinery, or roads, buildings, plant yards or stores are constructed on it.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

8. The existing topsoil and subsoil mounds located around the perimeter of the site offices and plant area and silt pond area as shown on Figure 3 Rev D shall be maintained in a fully grassed weed free condition throughout the duration of the development. The soil materials in these mounds shall be retained on site in order to ensure that they are available for the restoration of the site offices and plant area and the silt pond area.

Reason: In the interests of the visual amenities of the area and to ensure that sufficient soil materials are retained on site for restoration works and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Any top and subsoils that are stripped during the working of phase 3 and 4 and retained for use in the restoration of the site shall only be stored in the locations and in accordance with the design shown on Figure 4 Rev F and Figure 5 Rev F. All such top and sub soil mounds shall be stored in graded mounds not exceeding a height of three metres. All such mounds shall be retained in a fully grassed, weed free condition throughout the duration of the development.

Reason: In the interests of visual amenity and flood mitigation and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. No movement of topsoil or subsoil shall occur during the period from the 1 October to 1 April inclusive without the prior written consent of the County Planning Authority. At other times the stripping, movement and respreading of top and subsoils shall be restricted to occasions when the soil is dry and friable and the ground is sufficiently dry to allow the passage of heavy vehicles, plant and machinery over it without damage to the soils.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

11. The top soil and sub soil mounds around the perimeter of phase 4 as shown on Figure 5 rev F shall be constructed within six months of the commencement of soil stripping operations in phase 3.

Reason: In the interests of the amenity of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Landscaping

12. All hedges and trees forming part of the site boundaries or to be retained within the site as shown on Drawing No. 4 shall be protected from any damage and maintained throughout the development and restoration. The provisions of this condition shall not apply to any hedgerow removal works that are necessary to divert the rising main sewer shown on Figure 4 Rev D.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

13. Within three months of the date of this planning permission a scheme and programme of replacement hedgerow planting along the western edge of phases 1 and 2 and for the infilling of hedgerow gaps along the northern edge of the site offices and plant area shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall include details of the following:

- a) details of the lengths of hedgerow to be replaced.
- b) details of the planting works to be undertaken including ground preparation, numbers, types, species and sizes of plants to be planted.
- c) details of planting techniques and protection measures

The planting works contained in the approved scheme shall be undertaken in the first planting season following the date of this planning permission.

Reason: In the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Site Operations

14. No heavy goods vehicles as defined by this permission shall access the site, be loaded or leave the site prior to 0700 hours Monday to Friday.

No site development or operations involving the extraction, transport and processing of minerals or site restoration shall take place outside the hours of:

0730 to 1800 hours, Mondays to Fridays (except Public Holidays)
0730 to 1300 hours on Saturdays.

No site development or operations involving the extraction, transport and processing of minerals or site restoration shall take place at any time on Sundays or Public Holidays.

This condition shall not prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

The above hours of operation shall not apply to movement and loading of heavy goods vehicles which shall be able to take place between the hours of 0700 to 1800 hours on Mondays to Fridays (excluding public holidays)

No heavy goods vehicles as defined by this permission shall access or leave the site on Sundays and Public Holidays

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

15. Notwithstanding the hours of working contained in condition 12 above, no soils or overburden shall be stripped from or re-spread on any part of the site nor shall construction or removal of storage, landscape or baffle mounds take place on any part of the site before 0800 hours or after 1700 hours Mondays to Fridays inclusive (except Public Holidays), or before 0800 hours or after 1300 hours on Saturdays or at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

16. This permission shall permit the mining of sand and gravel and associated overburden only.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

17. The provisions of Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amendment, replacement or re-enactment thereof are excluded and shall not apply to this development. Any development referred to in that part shall only be carried out pursuant to a planning permission granted under Part III of the Town and Country Planning Act 1990 or any amendment, replacement or re-enactment thereof.

Reason: To maintain the MPAs control of the development and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

18. No stockpile of processed sand and gravel shall exceed a height of three metres as measured from existing ground levels.

Reason: To safeguard the visual amenity and the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

19. Stockpiles of excavated materials awaiting processing shall only be stored within the area hatched grey on drawing 0140/20/01 and to a height not exceeding five metres as measured from existing ground levels.

Reason: To safeguard the visual amenity and the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

20. The soil screening bund located adjacent to the junction of the site access with the A586 shall be removed within three months of the date of this planning permission.

Reason: In the interests of flood prevention and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Highway Matters

21. Measures shall be taken throughout the duration of the development and restoration to ensure that no mud, dust or other debris is deposited on the public highway by vehicles leaving the site.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

22. Visibility splays measuring not less than 4.5 metres by 103 metres as measured from the centre line of the access to the edge of the carriageway and in both directions shall be provided at the junction of the site access road and the A586. The visibility splays shall be maintained free from all obstructions above a height of one metre when measured from carriageway level for the duration of the development and restoration of the site.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

23. The site access road for a distance of not less than 200 metres from its junction with the A586 shall be shall be surfaced in tarmacadam, concrete or other means of hard surfacing throughout the duration of the development and restoration phase. The surface of the access road shall be maintained in a smooth condition free from potholes or other defects.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

24. All vehicles transporting minerals of a size less than 100mm in any dimension from the site shall be securely sheeted.

Reason: In the interests of highway safety (and to safeguard the amenity of local residents and adjacent properties/landowners and land users) and to

conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

25. Not more than 170,000 tonnes of minerals shall be exported from the quarry in any calendar year.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policies 2, 37 and 112 of the Lancashire Minerals and Waste Local Plan.

26. A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the weight of the load, registration number and the time and date of the movement and shall be made available for inspection by the County Planning Authority or his representative during permitted working hours.

Reason: To enable the MPA to monitor the operations to ensure compliance with the planning permission and to conform Policy DM2 of the Lancashire Minerals and Waste Local Plan.

27. The sole access to and egress from the site shall be to and from the A586 as shown on Figure 2 Rev D.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Control of Noise and dust

28. All mobile plant used on the site shall be fitted with the types of reversing alarms described in the scheme and programme submitted on 13th October 2009 as modified by the email from Halletec Environmental dated 25th May 2010. The approved reversing alarms shall be used by all mobile plant throughout the development and restoration.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

29. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

30. Noise emitted from the site shall not exceed 55dBLAeq (1 hour) (free field), as defined in this permission, when measured from any of the following residential properties at the point closest to the noise source:

- a) Tarnacre House Farm NGR 4738 4283
- b) Brook House Farm NGR 4729 4258
- c) Tarnacre Hall Cottages NGR 4709 4225

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

31. The noise limits set out in condition 29 above shall not apply during the stripping of soils and overburden on the site, the construction of storage mounds for these materials and their respreading during restoration of the site or the construction of landscape or baffle mounds. Noise from any of these activities shall not exceed 70 dBLAeq (1 hour) (free field), as defined in this permission, as measured from any of the residential properties identified in condition 29 at the point closest to the noise source. This condition shall only apply for not more than 20 days in any one calendar year unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

32. Measures shall be taken at all times during the development and restoration of the site to minimise the duration of dust. Such measures shall include the watering of all haul roads, vehicle manoeuvring areas and stockpiles, fitting of dust suppression equipment to processing plant and suspension of dust generating activities during dry and windy weather conditions.

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

33. Dust monitoring shall be undertaken throughout the duration of the development and restoration in accordance with the scheme and programme submitted on 23rd July 2010 under the requirements of condition 30 of planning permission 2/04/652.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Safeguarding of Watercourses and Drainage

34. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of

contaminated or polluted drainage to ground or surface waters.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform Policy DM2 of the Lancashire Minerals and Waste Local Plan.

35. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

36. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. Double skinned tanks may be used as an alternative only when the design and construction has been approved, in writing, by the County Planning Authority.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

37. By not later than 31st March in any year until the completion of the restoration of the site, a groundwater monitoring report shall be submitted to the County Planning Authority. The report shall contain the following information:-
- a) details of the areas of the site that have been worked over the previous year and the dewatering activities that have been undertaken.
 - b) a summary of the borehole and surface water monitoring information that has been collected based upon monthly readings of all boreholes and surface water courses within the site
 - c) an assessment of the impacts of dewatering of ground and surface water courses over the preceding year.
 - d) A description of any difficulties that have been experienced in collecting monitoring information and how these difficulties will be addressed.

Reason; In the interests of ground and surface water resources and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

38. Within three months of the date of this planning permission, works shall be undertaken to replace or recommission the missing groundwater monitoring boreholes named as BH5 and EA44/14. Any replacement boreholes that are drilled shall be constructed in a manner that allows monitoring of shallow groundwater levels and also groundwater levels in the underlying sandstone.

In the instance where boreholes BH5 and EA44/14 are replaced by new installations, the new boreholes shall be constructed in a manner to allow information to be collected on the level of ground water within superficial sand and gravel deposits.

Reason: In the interests of ground and surface water resources and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Archaeology

39. Soil stripping in any phase of the site shall only take place in accordance with the scheme and programme of archaeological mitigation submitted on 24th September 2009 under the requirements of condition 36 of planning permission ref 2/04/0652.

Reason: In the interests of archaeology and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Ecology

40. The ecological mitigation and management measures contained in the Ecological Protection Plan dated September 2010 submitted under the requirements of condition 37 of planning permission 2/04/652 shall be undertaken at all times throughout the development and restoration.

Reason: In the interests of the ecology of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Restoration and aftercare

41. Within three months of the date of this planning permission, a restoration scheme for phases 1 and 2 of the site shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall be based upon the restoration concept shown on figure 6 Rev D and shall contain details of the following:

- a) the final contours of the restored landform including lake margins and peripheral areas. The information shall demonstrate that the restored levels on any part of phases 1 or 2 shall not exceed the pre development levels.
- b) details for the treatment of the lake margins and peripheral areas including types and depths of soil materials to be spread.

- c) details for the creation of ecological habitats including scrapes, mudflats and shingle areas.
- d) details for the treatment of restored areas including seeding or natural regeneration techniques to be used
- e) measures to secure the establishment of reed beds on the lake margins
- f) details of tree and shrub planting including areas to be planted, numbers, species and sizes of plants, planting techniques and protection measures.
- g) details of measures to control the water level in the water bodies.
- h) details of aftercare works including maintenance of tree and hedge planting, reseeded works, works to enhance the ecological value of the site, measures to control erosion and provision for an annual aftercare review meeting.

Phases 1 and 2 shall be fully restored in accordance with the approved scheme by not later than 31st December 2018 with the exception of any land required to access phases 3 and 4.

Reason: To secure the progressive restoration of the site in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

42. Within one year of the date of this planning permission, a restoration scheme for all areas of the site with the exception of phases 1 and 2 shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall be based upon the restoration concept shown on figure 6 Rev D and shall contain details of the following:
- a) the final contours of the restored landform including lake margins and peripheral areas. The restoration levels on no part of the site shall exceed the pre development levels.
 - b) details for the treatment of the lake margins and peripheral areas including types and depths of soil materials to be spread
 - c) details for the creation of ecological habitats including scrapes, mudflats and shingle areas
 - d) details for the treatment of restored areas including seeding or natural regeneration techniques to be used
 - e) measures to secure the establishment of reed beds on the lake margins

- f) details of tree and shrub planting including areas to be planted, numbers, species and sizes of plants, planting techniques and protection measures.
- g) details of measures to control the water level in the water bodies.
- h) the restoration of the site offices and plant area including removal of all hardstanding, offices, weighbridge and details for the respreading of soils including depths of replacement and treatment so that the land is suitable for agricultural purposes.
- i) details for the restoration of the silt lagoons including reshaping and landscaping.
- j) details for the reduction of the site access to an agricultural access.
- i) details of aftercare works including maintenance of all planting, measures to be taken to enhance the ecological value of the site, agricultural aftercare works, measures to prevent erosion and provision for an annual aftercare review meeting.

Phase 3 shall be restored in accordance with the approved scheme within one year of the cessation of extraction operations in that phase.

The restoration of the remainder of the site shall be completed in accordance with the approved scheme within 12 months of the cessation of mineral extraction operations in phase 4.

Reason: To secure the progressive restoration of the site in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

43. Upon certification by the County Planning Authority of the completion of restoration of any phase of the site, aftercare works shall be undertaken in accordance with the aftercare details approved under the provisions of conditions 41 and 42.

Reason: In order to secure the proper restoration of the site in the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

Definitions

Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with condition 41 and 42 have been completed satisfactorily.

Free field: At least 3.5 metres away from the facade of a property or building.

Local Government (Access to Information) Act 1985
List of Background Papers

Paper	Date	Contact/Directorate/Ext
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LCC/2017/0040		
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Reason for Inclusion in Part II, if appropriate		
N/A		