

Development Control Committee

Meeting to be held on 9th December 2020

Electoral Division affected: Ribble Valley North East, Clitheroe
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Ribble Valley Borough: application number. LCC/2018/0060

Continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035. Bankfield Quarry, Clitheroe.

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Executive Summary

Application - Continuation of mining operations until 31 December 2033 and completion of restoration by 31 December 2035. Bankfield Quarry, Clitheroe. The planning application is accompanied by an Environmental Statement.

Recommendation – Summary

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and subject first to the signing of a section 106 agreement relating to the extension of the aftercare period, planning permission be granted subject to conditions relating to time limits, working programme, hours of operation, depth of working, controls of noise, dust and blasting, highway matters, landscaping, restoration and aftercare.

Applicant's Proposal

The planning application is for the continuation of limestone quarrying activities at the existing Bankfield Quarry. Condition 1 of the existing planning permission for the quarry ref 3/97/636 which permitted the deepening of the quarry to -50 metres AOD (Above Ordnance Datum) required quarrying operations to cease by not later than 31st December 2018 with restoration being completed by 31st December 2019.

The current application is for the continuation of the quarrying operations until 31st December 2033 with restoration being completed by 31st December 2035.

The remaining mineral reserves at the site would be extracted in accordance with the existing permitted scheme of working and no changes are proposed to the methods or rates of working or to the restoration of the site.

Description and Location of Site

Bankfield Quarry is an established limestone quarry with an area of approximately 36 hectares. The quarry is accessed off the Pimlico Link Road approximately 2km north east of Clitheroe town centre.

Bankfield Quarry is the south western part of a much larger quarry called Lanehead Quarry which is used to supply limestone materials to the adjacent cement manufacturing site operated by a separate company to the applicant.

The site is comprised of an area at the same level as Pimlico Link Road which contains offices and a weighbridge, workshops, internal roads, an asphalt and a large stockpiling / processing area. Directly to the north east is the main quarry excavation, the base of which is currently around 0 metres AOD (around 100 metres below natural ground levels).

Directly to the north of Bankfield Quarry is the main cement manufacturing plant belonging to Hanson Cement whilst to the east is Lanehead Quarry beyond which is the village of Chatburn approximately 1.4 km from the application site. Directly to the south is the Clitheroe to Hellifield railway line beyond which are areas of woodland and small fields. To the west is the Pimlico Link Road beyond which are some small fields and Coplow Quarry, a landfill site which is currently under restoration.

The nearest sensitive properties to the quarry are located at Park House and Clitheroe Hospital, close to the junction of Pimlico Link Road and Chatburn Road (220 metres to the south). There are also residential properties off Chatburn Old Road and Pimlico Road, 40 metres and 135 metres from the site respectively although the distances to the actual quarry excavation are considerably greater. There are also some recently constructed houses located off Chatburn Road approximately 300 metres south of the quarry access.

Background

History

The site is an existing limestone quarry. Planning permissions were originally granted for the working of the quarry in the 1940's and 50's.

Applications for updated schemes of working and restoration conditions for these permissions were submitted but were superseded by an application ref 3/97/636 in 1997 for the marginal widening and deepening of the quarry to -50 metres AOD. Planning permission for this development was granted in 2002 and required quarrying operations to cease by 31st December 2018.

Other planning permissions have also been granted at the site for an asphalt plant and ancillary equipment and for the processing of imported inert waste materials.

Planning permission was also granted in 2019 for the deepening of an adjacent part of Lanehead Quarry to a maximum depth of -29 m AOD.

Planning Policy

National Planning Policy Framework: The following paragraphs of the National Planning Policy Framework are particularly relevant to this application: 8 – 11 (definition of sustainable development), 47 – 48 (determining applications), 54 – 55 (planning conditions), 109 (highways), 175 (biodiversity), 180 – 181 (impacts of noise an air quality), 182 (agent of change principle), 183(pollution control), 205 – 207 (planning for minerals)

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (JLMWDF)

Policy CS1 – Safeguarding Lancashire's Minerals Resources

Policy CS2 – Minimising the need for Mineral Extraction

Policy CS3 – Meeting the demand for new minerals

Policy CS5 – Achieving sustainable minerals production

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM1 – Management of Waste and Extraction of Minerals

Policy DM2 – Development Management

Ribble Valley Borough Core Strategy

Policy DMG1 – General Considerations

Policy DME6 – Water Management

Consultations

Ribble Valley Borough Council: No objection. The Borough Council's Environmental Health Officer has reviewed the application and has no objection subject to the noise limits and noise controls in the noise assessment being adopted (including that contained in condition 31 of the existing permission). The dust suppression measures included within the application should also be implemented.

Clitheroe Town Council: No observations received.

Chatburn Parish Council: No observations received.

Jacobs UK Ltd (Ecology Comments): The Environmental Statement does not assess the potential direct and indirect impacts upon nearby designated sites or confirm that the further surveys for breeding birds, bats, great crested newts or other protected species have been carried out. The Environmental Statement does not establish the ecological baseline to allow an assessment of significant effects on the environment.

Environment Agency: No objection. The EA understand that the excavation at the quarry is currently taking place above the 0m AOD level. Despite permission already existing for mineral working to a level of 50 m below Ordnance Datum, there are a number of planning requirements that need to be considered before the excavation can go any deeper. In particular this relates to the requirements of condition 12 of planning permission 3/97/636 and the further requirements of condition 13 in relation to the progressive deepening of the quarry. It is important to ensure that the monitoring

and mitigation scheme that has been previously agreed for the adjacent Lanehead Quarry is also applied to any time extension for Bankfield Quarry.

LCC Highways Development Control: No objection subject to the same conditions contained within the previous permission being re-imposed on any new consent.

Natural England: No comments to make.

Lead Local Flood Authority: No objection.

Network Rail: No objection but recommend controls in relation to control of blasting and any changes in land levels within 10 metres of the boundary of the railway.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Three representations have been received which are summarised as follows:-

- The area near the railway line and Coplow Quarry is valuable for wildlife and the ongoing quarrying development will affect the habitat.
- Pimlico Link Road is now very busy and is dangerous for walkers and cyclists. The extra noise from road traffic will have an impact on wildlife and the people living in the area.
- The use of a mobile crushing plant at the site previously resulted in noise and dust issues which impacted on residents in the Moorland Avenue area. If the application is successful, lessons from the past need to be learnt to avoid the previous issues recurring.
- A limit of 3mm / second should be used to limit vibration from blasting.

Advice

Bankfield Quarry is a long established limestone quarry which makes a significant contribution to the supply of hard rock aggregate minerals in Lancashire. The site also includes an asphalt plant which is used to manufacture road surfacing materials.

A planning application was submitted in 1997 for the marginal widening and deepening of this quarry to -50 metres AOD from its permitted depth of 0m AOD. At the time of the planning application it was estimated that the deepening and widening of the quarry would release an addition 13.5 million tonnes of reserves over a timescale until 2018. The planning permission for this development was issued in 2002 and some further working of the quarry took place to widen the quarry under the terms of that permission. However, in 2008 the quarry was mothballed in response to the global financial crisis and the consequent reduction in demand for construction materials. The quarry reopened in 2017, since when it has produced between 0.5 – 0.6 million tonnes per year.

Since the quarry reopened, the majority of the working has been by advancing the faces on the southern side of the quarry under the area previously occupied by the processing plant with the maximum depth remaining at around 0 m AOD. The reserves below the base of the existing quarry down to the maximum permitted depth of -50 m AOD are still unworked and additional time is therefore required to allow the quarry to be worked to its permitted depth.

The main issues raised by the application include the supply of aggregate reserves along with a number of environmental impacts including on water resources, local amenity (noise, dust and blasting), landscape / ecology and highways.

Aggregate supply / need issues

The mineral resource at Bankfield Quarry is the Carboniferous Limestone. This is quarried to produce general hard rock aggregate products that can be used in a range of construction uses. The site also has an asphalt plant that is used to produce road surfacing materials using stone quarried at the site as well as aggregates imported from other quarries to produce material with the correct specifications.

Section 17 of the National Planning Policy Framework relates to the sustainable use of minerals. Paragraph 203 states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. The NPPF therefore provides that when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In order to provide for the need for minerals, the NPPF states that mineral planning authorities should provide for a steady and adequate supply of aggregates. For crushed rock, this should be done by maintaining landbanks of at least 10 years.

The local policy for the supply of aggregate minerals is contained in the Lancashire Minerals and Waste Local Plan (Core Strategy and Site Allocation and Development Management Policies) which has a plan period until 2021. Policy CS3 of the Core Strategy sets out that provision will be made in the period between 2001– 2021 for the extraction of 57.8 million tonnes of limestone for aggregate purposes. The provision will be made through rolling forward existing sites, identifying a minimal range of new sites and maximising the contribution from recycled and secondary sources.

As required by the National Planning Policy Framework, the County Council also produces an annual Local Aggregate Assessment (LAA) document to monitor supply and reserve patterns. The most recent LAA was produced in November 2019 based upon 2018 production data. In the report it is estimated that total limestone reserves equated to 52.6 million tonnes which gives a landbank of around 24 years based upon the average of sales over the previous 3 years. The mineral reserves that would be released by deepening Bankfield Quarry to its permitted depth are around 10 million tonnes and form a significant part of the existing landbank. Whilst, the reserves of limestone would still be above the required minimum 10 year landbank level should the time extension for Bankfield Quarry not be approved, it is also necessary to consider the contribution that is made to supply from this quarry. At present there are three limestone quarries in Lancashire that produce aggregates on a significant scale; Back Lane Quarry at Carnforth, Leapers Wood Quarry also at Carnforth and the application site. Since Bankfield Quarry resumed operations in 2017 it has made a significant contribution towards supply of around 0.5 – 0.6 Mt per year compared to an overall annual production in Lancashire of around 2.36 Mt. If the production from Bankfield Quarry was not able to continue, it would have an impact on the ability to ensure a steady and adequate supply of such minerals and would increase reliance on the other limestone quarry sites at Carnforth which are a significant distance from Clitheroe.

It is therefore considered that there is a strong argument for a further time extension at this quarry to meet the minerals supply requirements set out in national planning

policy and Policy CS3 of the Lancashire Minerals and Waste Local Plan – Core Strategy.

Water resources

The potential impact of the quarry on water resources is the most significant environmental impact of this site. The progressive deepening of this quarry (and the adjacent Lanehead Quarry) has resulted in the depth of working proceeding well below the natural level of the water table. The excavation therefore has to be pumped to allow the continued working of the site which has an impact on water table levels around the quarry. As the quarry is deepened, the impact of the dewatering operations is likely to be more significant as the impacts will be experienced at greater distance from the quarry. The Chatburn Limestone, which is the strata worked at Bankfield and Lanehead Quarries, has an outcrop orientated in an east – west direction. In some locations on this outcrop, streams and watercourses run directly on the limestone outcrop where it is likely that there is a hydrological relationship between groundwater in the Chatburn Limestone and stream flows. Ground water within the limestone may support stream flows or where groundwater levels are lower than watercourses, there may be a loss of water from streams into the bedrock resulting in a loss of flow. This could be due to seasonal fluctuations in groundwater levels or due to dewatering impacts from quarrying operations.

The impacts of the dewatering operations necessary to deepen Bankfield Quarry to - 50 metres AOD were investigated as part of the 1997 planning application. This application was not accompanied by an Environmental Statement but information on ground and surface water impacts was submitted to an equivalent standard as an ES. Information on ground and surface water impacts was also submitted as part of the Environmental Statement submitted with Hanson UK's planning application in 2012 to deepen part of the adjacent Lanehead Quarry to -31 metres AOD. The impacts of the quarrying operations on ground and surface water resources in this area have therefore been subject to considerable investigation.

Planning permission 3/97/636 was subject to a number of conditions relating to ground and surface water monitoring and mitigation. Similar conditions were also attached to planning permission 3/12/940 in relation to the deepening of Lanehead Quarry. Due to the ground and surface water issues being common to both quarry sites, the operators of the both quarry sites have cooperated to produce a joint scheme of water monitoring. Implementation of the joint scheme has established a network of boreholes around the quarry sites to allow monitoring of groundwater levels together with a number of stage boards installed on local streams to record stream levels and flows. Under the requirements of the conditions for the respective planning permissions, the collected data is reported and interpreted to assess the likely impacts on local water resources. The data and interpretation is the subject of annual and five yearly reports to the County Council.

The Environment Agency have raised no fundamental objection to this application subject to the matters in condition 12 of permission 3/97/636 being approved prior to any deepening of the quarry below 0m AOD. Condition 12 contained requirements relating to the establishment and undertaking of the monitoring network together with reporting of results and carrying out of mitigation measures if required. A similar condition was imposed upon the planning permission for the deepening of Lanehead

Quarry prohibiting the deepening of the site below its permitted depth until the monitoring, reporting and mitigation requirements had been approved. Since the Environment Agency replied to the consultation on the Bankfield Quarry planning application, the joint scheme of monitoring has been submitted by the operators of Lanehead Quarry to address the water monitoring requirements in their permission. This scheme was considered satisfactory by the Environment Agency and was approved on 30th September 2019. As both quarry sites are impacting upon the same groundwater resource, the joint monitoring scheme is acceptable in relation to the deepening of Bankfield Quarry also.

With regard to mitigation, the previous studies that have been undertaken have indicated that there are periods when the Chatburn Brook to the east of the site runs dry as it loses water to the underlying strata. It is possible that this could be due to the quarrying activity or that the stream is naturally dry for part of the year and the quarrying activity increases the duration when the brook is dry. The operators of Bankfield Quarry have been pumping from the quarry for many years to control water levels. This water has historically been discharged to the Pimlico Brook adjacent to the quarry. An additional water discharge line was constructed in the early 2000's by the operators of Bankfield Quarry to allow a discharge to the Chatburn Brook and for the flows to be augmented during the spring and summer period when the stream would otherwise be dry. The use of this pipeline is detailed in the Joint Monitoring Scheme and it is the subject of a section 106 agreement as part of the Hanson permission for the deepening of Lanehead Quarry as it requires them to use infrastructure not in their ownership. However, as this pipeline is in the applicant's ownership, the use of the pipeline and augmentation of Chatburn Brook flows can be the subject of a planning condition.

Subject to conditions requiring the monitoring and reporting to take place in accordance with the Joint Monitoring Scheme, a limitation on the staged deepening of the quarry and a requirement to augment the flows in the Chatburn Brook, the proposal is considered acceptable in relation to ground and surface water resources and complies with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy DME6 of the Ribble Valley Core Strategy.

Local Amenity

Policy DM2 of the Lancashire Minerals and Waste Plan states that development for minerals and waste management operations will be supported where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels.

The ongoing operation of this quarry has the potential to result in amenity impacts by way of dust, noise and blasting impacts. The existing permission also allows for the operation of the asphalt plant at night therefore giving rise to potential night time noise issues.

Bankfield Quarry is located in a generally industrial area. To the north of the application site is the cement manufacturing plant attached to Lanehead Quarry and to the west is the Johnston Mathey industrial chemicals complex. Whilst there are several properties located close to the planning permission boundary, they are located at some distance from the quarry itself. Given that the majority of the remaining mineral extraction operations would take place at considerable depth within the existing

quarry, it is considered unlikely that they would give rise to unacceptable noise and dust impacts at the nearest properties.

The quarry uses blasting to allow extraction of the rock and it will be noted that a representation has been received in relation to the vibration levels from the blasting. The existing permission for the site limits blasting vibration to a maximum of 9mm peak particle velocity /second with 95% of all blasts to be below 6mm ppv/ second. The same limits also apply to the adjacent Lanehead Quarry. These limits reflect current guidance and are sufficient to prevent damage to property and unacceptable amenity impacts. No complaints have been received regarding blasting at this quarry for many years. The existing limitations on blasting vibration are therefore considered acceptable and should be applied to any new planning permission.

The main amenity impacts arise from the processing of minerals and production of asphalt materials. In relation to processing, the quarry used to have a large fixed plant which was used to crush and screen aggregates. This plant was demolished in the early 2000's to allow quarrying of the underlying area. Processing was then carried out using mobile plant located close to the site entrance much nearer to residential properties. As noted in one of the representations, the use of this plant resulted in noise and dust impacts particularly during periods of easterly winds.

These issues have been raised with the applicant in order to better control the locations and impacts of future processing operations. The applicant has proposed that processing would in future be undertaken using mobile plant in two locations. Firstly and primarily within the existing quarry and secondly in the area close to the access which would be used for secondary crushing and re screening if required. Processing within the quarry would have little or no impact due to the distance from properties and the depth of the excavation below natural ground levels. The reactivation of processing activities in the area close to the access gives a risk that the previous impacts would recur. To address these impacts, it is considered that a condition should be imposed on any new permission preventing resumption of processing activities in this area until a scheme of noise and dust mitigation has been approved.

The site has an asphalt plant that is used to produce coated roadstone materials for highway surfacing. The current permission allows the plant to be used at night including on Saturday and Sunday nights on up to 150 times per year. The applicant wishes to maintain the ability to use the plant at night as this is when contracts for motorway and other major road resurfacing operations are carried out. When planning application 3/97/636 was determined, there was some uncertainty about the ability of the plant to meet current guidelines for night time noise from mineral workings. A condition was therefore imposed requiring further attenuation measures to be carried out in order to reduce noise impacts. The attenuation measures have been undertaken. No complaints have been received about night time noise including from the nearest property to the asphalt plant which is located close to the junction of Chatburn Road and the Pimlico Link Road approximately 260 metres from the asphalt plant.

Since planning permission 3/97/636 was granted, a number of permissions have been granted for residential development on land close to the quarry. These include a permission on land off Chatburn Road for 30 units approximately 170 metres south of the quarry. Most important is a permission granted in 2018 for the construction of 19

residential units on land adjacent to Pimlico Link Road approximately 20 metres from the quarry permission boundary. This permission has yet to be implemented but included a condition dealing with noise levels within habitable rooms. It is considered that occupiers of these houses could be affected by noise and dust impacts from the quarry given their close proximity, impacts that were not considered when application 3/97/636 was determined. However, consideration must be given to paragraph 182 of the National Planning Policy Framework which states that existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established (the agent of change principle). Whilst the potential amenity impacts from this quarry have changed since the previous permission was granted, there is no justification for removing the ability for the asphalt plant to work at night or to otherwise further restrict the operation of the quarry. Subject to the same conditions on noise, dust and blasting as were attached to the previous permission, the amenity impacts are considered acceptable and comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Ecology / Landscape Impacts

Bankfield Quarry has already been worked to its permitted limits at the surface and the continued working of the site would not require the removal of any further landscape features or wildlife habitats outside of the existing quarry boundary.

The boundary of the site with Pimlico Link Road is formed by existing mounding which is effective in screening the quarry and ancillary mining land with only the higher parts of the asphalt plant being readily visible. The mounding would be retained and this can be the subject of a planning condition. The 1997 planning application contained some proposals for increasing the mounding on these boundaries of the site particularly at its western end. These works were the subject of a planning condition but have never been implemented. However, the works to increase the mounding in this area would require the loss of the existing vegetation and given that the trees and shrubs in this area are now well established, it is considered that these works are no longer necessary or desirable.

The ecology consultation response that has been received on this application makes a number of comments in relation to the adequacy of the Environmental Statement and its assessment of ecological impacts. However, the site has been worked to its maximum lateral extent and the worked areas of the quarry are comprised of rock faces and benches that are devoid of vegetation. There is a large water body in the base of the void but it is very unlikely that this will be habitat for great crested newts or other protected species. The impacts of the continued working on ecology are therefore considered acceptable.

The previous permission was subject to a section 106 agreement to extend the aftercare period to a total of 15 years and it is considered that any new permission should be subject to a similar requirement.

Highways

The quarry has a high standard access onto the Pimlico Link Road. The link road was constructed specifically to allow access to the industrial facilities north east of Clitheroe to the A59. There are no capacity issues on the link road and the road is able to carry large volumes of HGV traffic. LCC Highways have raised no objection to the

application. The site has modern wheel cleaning equipment and many of the roads within the site are hard surfaced and therefore there should be no issues with mud or other debris on the public highway. Planning conditions are recommended with regard to the use of the wheel cleaning equipment, sheeting of vehicles and maintenance of internal site roads. With such conditions, the highway impacts are considered acceptable.

Conclusions

This site is an existing quarry which makes an important contribution towards the supply of limestone aggregate materials in Lancashire. Granting of a further time extension would allow the considerable remaining reserves to be worked therefore contributing to the supply of such materials.

The impacts of the quarrying operations in this area on the water environment have been extensively researched as part of previous proposals at this site and the adjacent Lanehead Quarry. A comprehensive system of monitoring is already in place which would continue during the extended period of operations. Mitigation also already takes place to address the existing impacts of the site and planning conditions can be attached to any new permission to require further mitigation should additional impacts occur as the quarry is deepened.

The impacts of the site on local amenity and the highway network are considered to be acceptable subject to conditions relating to hours of operation and noise, dust and blasting and the control of HGVs. The proposal is therefore considered to be acceptable in relation to national planning policy and to the policies of the Development Plan.

In view of the nature and location of the development, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and subject first to the signing of a section 106 agreement relating to the extension of the aftercare period, 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 December 2033. The site shall thereafter be finally restored by 31st December 2035 accordance with the scheme and programme of restoration approved under the requirements of condition 36 or within 24 months of the cessation of mining operations as defined in this permission, whichever is the earlier.

Reason: To ensure the working and restoration of the site within a reasonable timescale in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan and Policy DMG1 of the Ribble Valley Core Strategy.

Working Programme

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

- a) The Planning Application ref 3/97/636 received by the County Planning Authority on 5th August 1997 as amended by planning application ref LCC/2018/0060
- b) Submitted Plans and documents submitted with planning application ref 3/97/636:

B4/SP - Site plan
B4/A - Extraction Areas
B4QU795 - Geological and Development Cross Sections
B4/4 - Anticipated final faces
B4QD - Concept phasing plan
B4/90 Draft restoration scheme

Plans submitted with planning application ref LCC/2018/0060:

Drawing B004

- c) All schemes and programmes approved in accordance with this permission.

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development] and to minimise the impact of the development on the amenities of the local area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan and policies DMG1 and DME6 of the Ribble Valley Core Strategy.

3. Ground and surface water monitoring shall be undertaken throughout the duration of quarrying and restoration operations in accordance with the Joint Scheme of Water Monitoring for Lanehead, Bellman and Bankfield Quarries dated July 2018 and submitted pursuant to conditions 12 and 13 of planning permission 3/97/636.

The results of the ground and surface water monitoring shall be submitted to the County Planning Authority at annual and five yearly intervals as set out in section 4 of the Joint Scheme of Water Monitoring for Lanehead, Bellman and Bankfield Quarries.

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

4. Augmentation of flows to the Chatburn Brook between 1st March and 30th November in any year shall take place throughout the duration of quarrying and restoration operations at a rate of not less than 10 litres / second.

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

5. Prior to mining operations proceeding below the depths of 15M BOD (below ordnance datum), 30M BOD or 45m BOD a detailed report shall be submitted to and approved in writing by the County Planning Authority. The report shall include a summary of the ground and surface water monitoring information that has been undertaken as required by condition 3 to this permission and shall contain an assessment of the effectiveness of the mitigation measures and any requirement for additional mitigation if indicated by the monitoring. The scheme shall contain details of any additional mitigation if it is concluded that such works are required including a timescale for their implementation.

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

Site Operations

6. There shall be no mining operations except from within the land edged blue on drawing B4/A - Extraction Areas.

Reason: To safeguard the amenities of the area and to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

7. No mineral extraction operations shall take place below a depth of 50 metres below Ordnance Datum. The requirements of this condition shall not apply in relation to the construction any quarry sump required to deepen the quarry to its maximum permitted depth.

Reason: To safeguard local watercourses and groundwater resources and to comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

8. Mobile plant used for the processing of aggregates shall only be located within the areas edged in red and labelled 'A' and 'B' on drawing B004. No processing of aggregates shall take place within the area red and labelled 'B' on drawing B004 until a scheme and programme of measures for noise and dust mitigation has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall contain details of the following:
- a) Noise and dust mitigation that is to be fitted to crushing and screening plant
 - b) Details of bunding or other boundary treatment around area B to reduce the impacts of noise and dust
 - c) Details of mitigation measures that are to be employed during dry and windy conditions to minimise dust emissions including dampening of stockpiles and haul roads and suspension of crushing and screening operations when the mitigation measures cease to be effective.

Reason: In order to control noise and dust emissions in the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Stockpiles of processed and imported quarried materials shall only take place in accordance with the scheme and programme dated 5th March 2003 submitted in accordance with the requirements of condition 16 of planning permission 3/97/636.

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

10. The provisions of part 17 Class B 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 safeguard the amenity of the local area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Hours of Working

11. No quarrying operations shall take place outside the hours of:

05.00 to 22.00 hours, Mondays to Fridays (except Public Holidays)
05.00 to 13.00 hours on Saturdays

No quarrying operations shall take place at any time on Sundays or Public Holidays.

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

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.

12. Notwithstanding the hours of operation permitted by condition 11 above, no processing of aggregates within the area edged red and labelled 'B' on drawing B004 shall take place outside the hours of

08.00 - 18.00 Mondays to Fridays (except Public Holidays)
08.00 - 13.00 hours on Saturdays

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

13. Notwithstanding the general hours of operation specified in condition 11 above, the production and export of coated roadstone from the site may also be undertaken outside of the specified hours including on Saturdays and Sundays provided that the instances of working outside of the hours in condition 11 do not exceed 150 occurrences as defined in this permission in any one calendar year.

A written record shall be maintained at the site office of all instances when the coating plant is operated outside of the hours listed in condition 11. The record of the occurrences when the coating plant has operated outside of the hours listed in condition 11 during the previous 12 month period shall be submitted to the County Planning Authority within 14 days of the end of each calendar year.

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

14. The use of explosives shall only take place between the hours of 10.00 to 18.00 hours Mondays to Fridays and at no other time.

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

Highway Matters

15. The wheel cleaning facilities at the site shall be used by all Heavy Goods Vehicles leaving the site during the development so as to ensure that no mud, dust or debris from the site is deposited by vehicle wheels upon the public highway.

Reason: In the interest 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.

16. The sole access to and egress from the site for Heavy Goods Vehicles shall be from Pimlico Link Road as shown on drawing B4/92.

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.

17. Any internal haul road or private way between the wheel cleaning facilities and the boundary of the site shall, throughout the development be metalled and drained and kept clear of debris along its entire length at all times.

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

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

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

19. No more than 50 Heavy Goods Vehicles as defined in this permission shall leave the site in any one hour during the hours of working specified in conditions 11 and 13 above.

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

20. 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 vehicle's weight, 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 at all reasonable times. The records shall be retained at the site for a period of 12 months.

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 DM2 of the Lancashire Minerals and Waste Local Plan.

Control of Noise

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

- a) Park House NGR 756 433
- b) Clitheroe Hospital NGR 755 430

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.

22. Where reversing alarms are employed on site only broadband multi-frequency sound alarms (white sound) shall be used.

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

23. Notwithstanding the noise levels shown in condition 21 above, the noise levels emitted from the site during the following times of day shall not exceed the levels shown below when measured from the properties identified in condition 21 above at a point closest to the noise source.

	Daytime (07.00 – 19.00 hrs)	Dawn and Evening (06.00 – 07.00 and 19.00 -22.00 hrs)	Night time (22.00 – 06.00 hrs)
Mondays to Fridays	55	50	42
Saturdays	55	42	42
Sundays including public holidays	50	42	42

Reason : To control noise levels outside of normal daytime working hours in the interests of local amenity and conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Dust

24. Measures shall be taken at all times to minimise the generation of dust. Such measures shall include the fitting of dust mitigation measures to crushing and screening plant, the watering of all haul and access roads and the spraying of stockpiles as necessary during dry and windy weather conditions,

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

Blasting

25. The vibrations from 95% of all blasts in any calendar month shall not exceed 6mm/sec peak particle velocity in any plane when measured at Bellman Farm NGR 764 435 at a point closest to the blast shotholes.

The ground vibrations and the air over pressure from all blasts shall be recorded at the property identified above or at any other location first approved in writing by the County Planning Authority.

As well as the ground vibration levels, records shall be taken of the maximum instantaneous charge, total charge weight, the blast location, the number of holes, the hole diameter and depth, the face height, the type of detonator, the burden and hole spacing and the weather conditions at the time of the blasting exercise. A copy of the blast and weather details recorded shall be retained for a period of 12 months and submitted at annual intervals on the anniversary of this planning permission (or on request), to the County Planning Authority.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to enable the Mineral Planning Authority to monitor the operations to ensure compliance with this permission and to conform with policy DM2 of the Lancashire Minerals and Waste Local Plan.

26. Notwithstanding condition 25, the vibrations from any blast shall not exceed 9mm/sec peak particle velocity in any plane when measured at the locations identified in condition 25 or any other location approved under the provisions of that condition.

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.

27. The level of vibration from any blast shall not exceed 12mm/ sec peak particle velocity in any plane when measured at any point on the boundary of the Clitheroe to Hellifield railway line.

Reason: To maintain the integrity of railway infrastructure and the safety of rail traffic and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Safeguarding of Watercourses and Drainage

28. 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 with policy DM2 of the Lancashire Minerals and Waste Local Plan.

29. 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.

30. 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 first 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.

31. Repair, maintenance and fuelling of plant and machinery shall, where practical, only take place on an impervious surface drained to an interceptor and the contents of the interceptor 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.

Landscaping

32. All hedges and trees forming part of the site boundaries or to be retained within the site shall be protected from any damage and maintained throughout the development and aftercare period.

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.

33. Any trees within the site which are either removed or damaged, become diseased or which die at any time during the development, restoration and the aftercare period as provided for in this permission shall be replaced during the first available planting season, as defined in this permission, after which such condition is discovered with trees of a similar type, number and species so affected.

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.

34. All areas of the site left undisturbed, and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from noxious weeds throughout the development including the restoration and aftercare periods.

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.

35. The landscaped mounds alongside the Pimlico Link Road shall be retained in position throughout the duration of the development. The soil materials within the mounds shall be utilised for the restoration of the site.

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

Restoration

36. By not later than 31st December 2030, a scheme and programme for the final restoration of the site shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall contain details of the following:-

- a) The nature of the intended afteruses in the different areas of the site.
- b) The removal of all buildings, plant, structures and their foundations.
- c) The final levels of the site including maximum face heights, bench positions and face gradients.
- d) Details for the restoration of quarry benches in order to provide a suitable surface for plant growth including spreading of overburden or soil making materials.
- e) Proposed tree and shrub planting including locations of planting, details of species, spacings, numbers, planting techniques and protections measures.
- f) Seeding specifications across different areas of the site including areas and techniques used to create species rich calcareous grassland.
- g) Details for the treatment of the parts of the quarry forming the margins of the lake within the restored quarry. The details shall take into account the proposals for the control of final water levels contained in the approved restoration scheme for Lanehead Quarry.

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

Aftercare

37. Within 3 months of the certification by the County Planning Authority of the completion of restoration, a scheme and programme for the aftercare of the site of the site shall be submitted to the County Planning Authority for approval in writing.

The scheme and programme shall contain details of the following:

- a) The treatment and maintenance of the restored site to promote its nature conservation interest and use for public amenity.
- b) Controlled grazing or mowing of any grassland areas.
- c) Management of planting works including thinning of trees and scrub clearance and the management of tree planting including replacement of failed plants, weed control and maintenance of protection measures.
- d) Treatment and maintenance of lake margins.
- e) Details of any measures required to control noxious or invasive weeds.
- f) Management of any surface water run off including maintenance of surface water ditches and repair of any damage caused by surface water run off.
- g) An annual inspection to be undertaken in conjunction with the County Planning Authority to assess the works that shall take place in the following year.

Thereafter, aftercare works shall be undertaken in accordance with the approved scheme and programme for a period of five years from the date that the County Planning Authority certifies in writing that the works of restoration are complete.

Reason: To secure the proper aftercare of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Definitions

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

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

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

Occurrence: Any time when the asphalt plant is operated outside of the hours of working specified in condition 11.

Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with condition 36 have been completed satisfactorily and that the water level in the quarry has reached a level of 65.5 metres AOD or a level specified in any amendment to the restoration scheme.

Local Government (Access to Information) Act 1985

List of Background Papers

None

Reason for Inclusion in Part II, if appropriate
N/A