

Development Control Committee
Meeting to be held on 26th February 2014

Electoral Division affected:
Ribble Valley North East,
Clitheroe

Ribble Valley Borough: Application ref 03/12/0940
Variation of condition 13 of planning permissions 03/96/0772, 03/96/0773 and 03/96/0774 to allow part of Lanehead Quarry to be deepened to minus 31 metres AOD (above ordnance datum).

Lanehead Quarry, Ribblesdale Cement Works, Clitheroe

Contact for further information:
Jonathan Haine, 01772 534130, Environment Directorate
DevCon@lancashire.gov.uk

Executive Summary

Application - Ribble Valley Borough : Application ref 03/12/0940
Variation of condition 13 of planning permissions 03/96/0772, 03/96/0773 and 03/96/0774 to allow part of Lanehead Quarry to be deepened to minus 31 metres AOD (above ordnance datum). Lanehead Quarry, Ribblesdale Cement Works, Clitheroe. The application is accompanied by an Environmental Statement that examines the impacts of the proposed quarry deepening on the water environment and the impacts on local amenity due to the increased duration of quarrying activities.

Recommendation – Summary

Subject to the applicant first entering into a Section 106 Agreement relating to the implementation of a water monitoring and mitigation scheme, planning permission be granted subject to conditions controlling time limits, working programme, extraction area, restriction on the use of materials, storage of raw materials, restriction on materials to be extracted, approved documents, removal of permitted development rights, soils and overburden, hours of working, access routes, wheel cleaning, sheeting of vehicles, vehicle parking, vibration levels, dust and noise suppression, working methods, safeguarding water courses and drainage, landscaping, restoration, monitoring and aftercare.

Applicant's Proposal

Planning permission is sought for the deepening of part of Lanehead Quarry, Clitheroe to minus 31m Above Ordnance Datum (AOD) from its existing permitted depth restriction of 17m AOD (i.e. an increase in the depth of working of 48m). The area of proposed deepening covers extends over an area measuring approximately 250mx 300m located in the base of the existing quarry.

Deepening of the quarry to – 31m would allow an additional 10 Mt of limestone to be worked. These reserves would be worked in the same manner as at present using drill and blast techniques to free the rock from a series of quarry faces which would then be transported to the adjacent cement works by truck for processing and cement manufacture. Deepening of the quarry would require the continuation of the existing dewatering activities to allow the quarry to be worked in dry conditions. The increased reserves would extend the life of Lanehead Quarry by approximately 13 years.

Following completion of working, the quarry would be allowed to flood to a level of 65 m AOD and would be restored in the same manner as currently proposed involving a large lake with restoration to amenity and wildlife habitats on the parts of the quarry above final water level.

Description and Location of Site

Lanehead Quarry covers an area of 113ha and is located 2km north east of Clitheroe. The quarry is located between the Ribblesdale Cement Works to the west and the village of Chatburn to the east. To the north of the site are agricultural fields which slope towards the River Ribble whilst to the south is the Clitheroe – Hellifield railway line beyond which are areas of woodland, agricultural and the Pendle Trading Estate.

To the south east is Bankfield Quarry (operated by Lafarge Tarmac) which is worked for limestone aggregates and which has an area of 36ha. Bankfield Quarry and Lanehead Quarry effectively form a single quarry with an area of around 150ha.

Access to Lanehead Quarry is gained through the adjacent cement works complex. Traffic associated with the cement works then gains access to the A59 via the Pimlico Link Road.

The nearest houses to the site are located on the western side of Chatburn, 170m from the quarry edge. There is also a terrace of houses located to the rear of the Pendle Trading Estate which are approximately 80m from the quarry.

Parts of Lanehead Quarry have been worked to their maximum permitted depth of 17m AOD but the majority of the quarry, especially on its northern side, is considerably above this level. Bankfield Quarry has been worked to a level of around 0m AOD (sea level) but the deepest areas are currently flooded.

Background

Lanehead Quarry has been in operation for over 70 years producing limestone and shale for use in the adjacent cement works.

A number of planning permissions were granted in the 1940's and 50's for quarrying at the site. These permissions were subject to initial review in 1997 under the provisions of the Planning and Compensation Act 1991 and Environment Act 1995 (applications 3/97/772, 3/97/773 and 3/97/774). These permissions contained a limitation on the depth of working to 17m AOD.

In 1997 planning permission for the reactivation and extension of Bellman Quarry, a limestone quarry located approximately 1km south of Lanehead Quarry was granted (ref 3/96/427). The purpose of the development was to provide a new source of high quality limestone to supply the cement works.

In 2002 planning permission was granted for the widening and extension in depth of Bankfield Quarry (ref 3/97/636). The permission allows Bankfield Quarry to be deepened to minus 50 metres AOD.

A number of other permissions have been granted relating to new cement making infrastructure and plant and for a landfill site in the north east corner of Lanehead to be used for the disposal of cement kiln dust.

Planning Policy

National Planning Policy Framework

Paragraphs 11 – 16, 17, 18 – 21, 109 - 123 and 142 - 146 are relevant with regard to the definition of sustainable development, core planning principles, building a strong economy, conserving and enhancing the natural environment, and facilitating the sustainable use of minerals.

Technical Guidance to the NPPF – The technical guidance is relevant with regard to noise and dust controls and the restoration of mineral working sites.

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

- Policy CS1 Safeguarding Lancashire's Mineral Resources
- Policy CS3 Meeting the demand for new minerals
- Policy CS4 Identifying Sites and Areas for Mineral Extraction
- Policy CS5 Achieving Sustainable Minerals Production

Joint Lancashire Minerals and Waste Local Plan (JLMWLP) – Site Allocation and Development Management Policies DPD.

- Policy NPPF1 Presumption in favour of sustainable development
- Policy DM1 Management of waste and extraction of minerals
- Policy DM2 Development Management
- Policy DM3 Planning obligations
- Policy M1 Managing Mineral production

Ribble Valley Borough Local Plan

- Policy G1 Development Control
- Policy G8 Environmental Considerations
- Policy G10 Legal Agreements

Consultations

Ribble Valley Borough Council: No objection subject to the haul road to Bellman Quarry being of an appropriate surface treatment and with dust suppression and that quarry vehicles should be fitted with white noise reversing alarms.

Clitheroe Town Council: No observations received.

Chatburn Parish Council: No observations to make.

Natural England: Lanehead Quarry is located close to a number of SSSI's at Coplow Quarry, Bellman Park Quarry and Clitheroe Knoll Reefs. However, given the nature and scale of the proposal, Natural England is satisfied that there will be no impact on the SSSI's. The development is unlikely to affect any European Protected Species but the LPA should consider the possible impacts on other local ecological interests and areas of landscape character.

Network Rail: No objection subject to conditions limiting blasting vibration.

LCC Developer Support (Highways): No objection.

Environment Agency (EA): The EA initially raised objection to the application as they considered that existing monitoring data already showed a decline in ground water levels and in losses of surface water flows where streams were in contact with the Chatburn Limestone. They were concerned that the applicant had no means to mitigate such losses as they did not have control over the discharge to the affected stream. The EA also raised a number of questions regarding the monitoring network.

Following further discussions, the EA consider that it is critical that the applicant is able to agree a shared use of Tarmac's discharge pipeline to the Chatburn Brook and co operation over a scheme of hydrological monitoring to indicate when mitigation measures need to be employed. The EA also state that they are agreeable to the simplified system of monitoring that is now proposed provided that it is supported through suitable planning conditions and obligations.

Grindleton Parish Council - No observations received.

West Bradford Parish Council – No observations received.

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

One resident raises concerns as to the effects of blasting vibration on their property and states that vibration levels should be no more severe than at present.

Three residents raise no objection or support the application on the basis that the site supports local employment and only involves the deepening of an existing quarry. However, these residents raise issues relating to blasting vibration.

A further representation has been received on behalf of a housing developer off Chatburn Old Road who states the deepened quarry working will be at some distance from the proposed housing development and that any impacts on the new

houses would be no worse than those experienced by the established properties in Chatburn.

Advice

Cement is an essential construction material and is required to produce concrete and a wide range of other building and construction products. UK cement production is around 10 Mt tonnes per year which is supplied by twelve cement manufacturing plants. The Ribblesdale Cement Works produces around 0.8 Mt of cement per year, is one of the largest cement manufacturing plants in the UK and is the only such plant in the north west of England.

Cement produced at the Ribblesdale Works site is exported in bulk by road or rail to supply regional concrete batching plants and terminals in Scotland and London and also in bagged form to supply smaller scale building projects. Materials from the site have been used for developments at Manchester Airport, the Skye Bridge and the upgrading of the M77 between Glasgow and Kilmarnock together with many other construction projects. The Ribblesdale Works therefore fulfils an important role in supplying the demand for essential construction materials in the north west and in the UK more generally. The site is also an important local employer and generates considerable demand for support services in terms of plant maintenance and investment.

The location of cement manufacturing plants is largely dictated by the proximity of raw materials. The manufacture of cement demands large quantities of limestone and other raw materials and the maintenance of sufficient reserves of such raw materials close to the manufacturing plants is crucial in enabling such sites to contribute towards demand and allowing investment in plant maintenance and new manufacturing infrastructure.

Lanehead Quarry has historically been the main source of raw materials that are used at the Ribblesdale works to manufacture cement. The current application has been submitted following a program of further investigation to identify the nature of the rock reserves beneath the present floor of Lanehead Quarry and to establish their quality and feasibility of extraction. The main planning issues raised by this proposal relate to the need for further reserves, the relationship with the policies of the NPPF and Lancashire Minerals and Waste Local Development Framework, the likely impacts on the water environment and the impacts on local amenity arising from the extended duration of working.

Need for the additional reserves and Planning Policy issues

Cement is manufactured by heating limestone and other materials in a rotary kiln. Firstly limestone is crushed to a fine powder and is mixed with smaller quantities of other materials including shale and iron oxide. These materials are then heated in the kiln to approximately 1300°C. The heating process drives a chemical reaction which releases the carbon dioxide from the limestone to produce a hard, dense material called clinker. The clinker is then ground and mixed with other materials including gypsum to produce cement.

A key issue for cement manufacturing plants relates to the chemistry of the raw materials, in particular the percentage of calcium carbonate, silicates and other

minerals within the limestone and other raw materials. The limestone reserves in Lanehead Quarry are not homogenous. The chemistry of the rock varies considerably in different areas of the quarry and in general the reserves on the northern side of the quarry are considered to be low grade reserves due to higher proportions of shale. The reserves on the southern side are higher grade materials as they contain higher proportions of calcium carbonate. Due to the differences in the characteristics of the raw materials found in different areas of the quarry, the extraction process has to be carefully managed in order to ensure that the correct cement recipe is obtained through blending of different materials. The variability in raw materials is predominately due to the dip of the limestone strata in this quarry where the high grade limestones overly the lower grade materials so that there is an increasing thickness of higher grade materials towards the southern side of the site. The geological structure of the quarry explains why the area of proposed deepening area lies on the southern side of the quarry where the high grade reserves are thicker.

In the late 1980's the operator of the Ribblesdale Works undertook a review of the remaining reserves within Lanehead Quarry. The conclusion of that review was that there were insufficient reserves of high grade limestone to supply the correct mix of raw materials and therefore reserves were not of the required quality to sustain production. At that time the company stated that they were importing high calcium carbonate limestones from Yorkshire to correct deficiencies in the Lanehead material but that such importation was not sustainable as a long term option. In 1997 the Company therefore obtained permission to reactivate and extend Bellman Quarry to provide a new source of high grade limestone. The reserves within Bellman Quarry at the time of the permission equated to around 26Mt of which a large proportion were high grade materials of a significantly better quality than available within Lanehead Quarry. Bellman Quarry resumed production in around 2000. The quarry design provides for a tunnel to be constructed between Bellman and Lanehead Quarries to allow Bellman material to be transported to the works without using the public highway. However, this tunnel cannot be constructed until Bellman Quarry has been worked to a depth where tunnel construction can commence. Until this time, rock has to be transported via an existing private haul road which severely limits rates of extraction. At present it is estimated that the remaining reserves of high grade materials within Bellman Quarry are approximately 18 Mt together with some lower grade materials.

Therefore at a total rock requirement of around 1.3 million tonnes per year is worked in the following typical proportions: 20% low grade from Lanehead, 60 % high grade from Lanehead and 20% high grade from Bellman Quarry. Minor amounts of other materials are then added to achieve the correct chemical balance.

The NPPF contains Government policy on the sustainable use of mineral resources. It states that minerals are essential to support economic growth and stresses the importance of ensuring a sufficient supply of material to provide the infrastructure and building that the country demands. However, it also states that minerals are a finite resource and therefore should be used in the best way to secure long term conservation.

In order to ensure a steady and sufficient supply of industrial minerals (including cement) to the construction industry, the NPPF requires MPA's to ensure that each manufacturing plant has access to a stock of permitted reserves equal to at least 15

years in the case of sites where significant new capital investment is required and 25 years where a new kiln is proposed. There is no new kiln proposed at the Ribblesdale site but significant new investment is proposed in other plant and infrastructure and therefore a landbank of at least 15 years is considered to be justified to comply with the NPPF. The existing permitted reserves relating to the Ribblesdale site equate to around 40 Mt which gives a landbank equivalent to around 30 years at current production rates. The proposed deepening of Lanehead Quarry would increase reserves by a further 10 Mt adding a further 7 years to the landbank.

The Lancashire Minerals and Waste Development Framework Core Strategy sets out planning policy for the release of new minerals reserves until 2021. In establishing the need to release new cement making reserves, the County Council considered the existing reserve opposition at 2009 when the Core Strategy was adopted. Policy CS3 states that additional land will be made available for the extraction of minerals for cement manufacture where it can be demonstrated that the landbank supplying the plant will fall short of 25 years during the Plan period.

The need to release further mineral reserves is further considered in the policies of the Lancashire Minerals and Waste Local Plan (adopted September 2013) Policy M1 states that proposals for any new extraction of sand and gravel, limestone, gritstone or brickshale will not be supported.

Using the above reserve figures, it can be seen that the total existing permitted reserves as at 2021 would equate to around 31 Mt which would be equal to around 23 years at current rates of production. The policy in the Core Strategy was adopted before the publication of the NPPF and the adoption of the Local Plan and therefore it is considered that the policies contained in the latter two documents are the policies against which this application should be assessed. On this basis the currently permitted reserves are considerably in excess of the landbank levels considered appropriate by the NPPF and policy M1 and there is no immediate need to release additional reserves at this site.

However, whilst the total tonnage of permitted reserves pertaining to the works are more than adequate to meet landbank requirements, the reserves have to be of the right quality and chemistry. The high grade materials within Lanehead and Bellman Quarries also need to be recoverable in order to supply the raw material requirements of the cement works at the required rates.

Much of the remaining permitted high grade reserve within Lanehead is contained within a block of land in the south west corner of the site (the former Horrocksford Works). This part of the quarry had been largely un-worked until recently due to the difficulties of working this area as it is close (circa 80m) to the properties to the rear of the Pendle Trading Estate and those located on the edge of Chatburn. The proximity of this area of the quarry to houses severely limits blasting operations in this area which restricts the rates at which high grade materials can be won from this area of the quarry. The working of the Horrocksford area is essential to allow this part of the quarry to be widened thereby allowing the maximum proposed depth of working to be achieved.

Planning permission for the reactivation and extension of Bellman Quarry was granted in 1997 in order to provide access to new reserves of high quality cement

making materials. Whilst the availability of further high grade reserves at depth within Lanehead was known at the time of the Bellman application, a case for the further Bellman reserves was accepted on the basis that the rock in this area contributed various characteristics to the cement making recipe beyond those available from Lanehead. However, the reserves within Bellman Quarry are currently not recoverable at the rates of extraction where they could completely replace the need to work high grade reserves in Lanehead. This is due to the need to currently haul Bellman Quarry stone along a private haul road via a narrow tunnel under Chatburn Road which restricts the volumes of stone that can be recovered from Bellman. Bellman Quarry is also at a comparatively early stage of working where much of the stone is worked from relatively near the surface and is contaminated with clay which means that it cannot be presently used as the main source of high grade feed stock for the works; it requires blending with other reserves from Lanehead. Both of these issues will be resolved with time but at present, they are a factor restricting the supply of high grade raw materials to the works.

Whilst in purely tonnage terms there are sufficient reserves of materials to supply the long term requirements of the Ribblesdale Works, it is important to consider the reserve position in terms of the need to access reserves of the correct quality at the required rates. The present reserve position has given rise to situations where access to high grade reserves has been very constrained. The proposed deepening of Lanehead Quarry would provide ready access to further reserves of high grade materials without such constraints on production volumes.

In terms of the sustainable use of minerals, the deepening of the quarry would enable the working of reserves within an existing quarry that might otherwise be sterilized if working ceased and the quarry was allowed to refill with water. The working of reserves at depth within Lanehead would also result in a reduction in the rate at which Bellman Quarry would be developed. If planning permission for the deepening of Lanehead were not forthcoming, the Company would need to rapidly expand Bellman Quarry and transport stone from this site to the works on the public highway. It is therefore considered that the deepening of Lanehead Quarry would ensure the recovery of high grade materials in a sustainable manner and would also delay the need to win such resources from Bellman Quarry which is in part a green field site.

The operator currently works some of the low grade reserves at the quarry for aggregates. However, as there is only justification for the deepening of the quarry on the basis of a requirement for additional cement making materials, it is considered that any permission should be subject to a condition prohibiting any reserves from the deepening area being worked and exported from the site as aggregate.

Impacts on Water Resources

The main environmental impact of the proposed deepening relates to the potential impacts on ground and surface water resources.

For many years, quarrying operations within Lanehead and Bankfield Quarry have been at a depth where pumping of ground water has been required in order to keep the excavation dry. With increasing depth, more pumping is required to allow continued working.

The pumping operations lead to a lowering of groundwater levels in the limestone strata around the quarry which can affect levels in streams and rivers and other groundwater dependant features as well as private water boreholes. Dewatering operations therefore have the potential to detrimentally affect the ecological and amenity value of surface water features as well as the supply of water to private individuals.

Geologically, Lanehead Quarry is located in the Chatburn Limestone. The Chatburn Limestone is around 1000m thick and dips at an angle of around 25° to the south and is bound above and below by lower permeability strata. The outcrop of the Chatburn Limestone (where the rock is close to or meets the ground surface) runs under Chatburn and then continues eastwards under Downham and to the south of Rimmington. Quarry dewatering will therefore result in a general depression of ground water levels along the strike of the Chatburn Limestone with the effect being less pronounced with increasing distance from the quarry. Under normal conditions streams and other water features may be supported and supplemented by inflow from ground water. However, if ground water levels fall, either due to natural or manmade influences, these conditions may be reversed so that surface water is lost to the ground resulting in streams and other wetland features drying up therefore reducing their amenity and ecological value. A number of streams run across the Chatburn Limestone, some of which are Biological Heritage Sites (Twiston Beck and Ings Beck) and which are potentially affected by a reduction in ground water levels. In some areas, the Chatburn Limestone is overlain by boulder clay and other glacial deposits which isolate the streams from the limestone and potentially provide some protection against lowered groundwater levels. Conversely there are other locations where the streams run directly on the limestone or where the overlying clay is 'leaky' thereby allowing loss to ground water.

The planning permissions for quarrying at Lanehead were reviewed under the provisions of the Planning and Compensation Act and Environment Act in 1997. As part of those applications and that relating to the extension of Bellman Quarry, comprehensive assessments were undertaken of the likely impacts on ground water resources. The Environment Agency considered that the impacts of the proposed operations would be acceptable subject to a range of conditions to require monitoring of stream flows and ground water levels, ecological surveys of water features and provision for mitigation should any derogation of surface water features be detected. However such consideration related to a comparatively shallow depth of working (17m AOD in Lanehead and 29m AOD in Bellman). The current proposal is for a considerable deepening of the quarry which would potentially have greater impacts on water resources.

In 1997 Tarmac made a planning application for the widening and extension in depth of Bankfield Quarry to a level of -50m AOD. Bankfield Quarry also works the Chatburn Limestone and therefore the water resources affected are the same as those affected by operations within Lanehead Quarry. The deepening proposal was the subject of an extensive hydrogeological assessment as part of an Environmental Statement which examined the impacts of the deepening on the water environment and associated ecological interests. The ES identified that the Heys Brook in Chatburn ran across the limestone outcrop and being only 1 km from the quarry, was potentially affected by a reduction in groundwater levels. There was evidence that this stream was drying up during certain periods. However, at that time Tarmac constructed an additional water discharge pipeline to the Heys Brook to allow them

to handle the greater volumes of water that were being intercepted in Bankfield Quarry with increased depths of extraction. The water discharge pipeline allowed Tarmac to augment the flows in the Heys Brook therefore addressing the impact identified through the Environmental Assessment process. The Environment Agency was therefore satisfied that the deepening of Bankfield Quarry was subject to a range of conditions and section obligations relating to monitoring and future mitigation if required. Due to the close proximity of the two quarries and the similar nature of the controls that relate to impact on the water environment, the monitoring requirements have been shared between the operators of Bankfield Quarry and Lanehead Quarry.

The general principle of deepening the quarry has therefore already been established through the permission to deepen Bankfield Quarry to -50m AOD.

The current planning application is also accompanied by an extensive study of the local water environment. The applicant is of the view that the majority of streams in the area are currently located outside of the zone of depressed groundwater levels. In relation to the Heys Brook in Chatburn, the applicant is of the view that this water course would be a naturally ephemeral water course and that the variations in flow are not due to quarry dewatering. However, the Environment Agency do not agree with this view and consider that lowering of the water table is causing bed losses from that watercourse resulting in a reduction in flow over those levels that would occur naturally.

The EA are of the view that these losses could be mitigated through the use of the Tarmac pipeline. However, Bankfield Quarry has been dormant as a quarrying operation since 2010 and therefore since that time the discharge to the Heys Brook has ceased. The water levels within Lanehead Quarry are currently controlled by Hanson who discharge water to the River Ribble. In order for the application to deepen Lanehead to be acceptable, the EA consider that Hanson must secure rights to use the discharge pipe to the Heys Brook so that the impacts on this stream can be mitigated as soon as possible and that such means of mitigation be maintained post cessation of quarrying until water levels have recovered sufficiently.

Tarmac is willing to allow Hanson to use the discharge pipeline to the Chatburn / Heys Brook. There are various issues with regard to the maintenance of this pipeline and the costs of pumping but these are private contractual issues that are between the two Companies and are the subject of an intercompany agreement that is currently being negotiated. The facilities are already in place to allow the augmentation of the Chatburn Brook to take place and therefore the planning controls that are required relate to the requirements to achieve the augmentation prior to the quarry being deepened below its existing permitted limit, provision for a revised scheme of monitoring and reporting and provision for review of the monitoring data prior to deepening of the quarry below 0 m AOD and -20 m AOD to review the need for any further mitigation as the quarry is progressively deepened.

The existing planning conditions for Lanehead Quarry require the establishment of a network of ground and surface water monitoring points, regular monitoring and reporting of results. As part of this application, the operator is proposing to simplify the monitoring network with a reduced number of monitoring points concentrating on those watercourses that are at most risk of derogation. It should be remembered that the water environment in this area has already been extensively monitored over a

period of at least 10 years and therefore there is already a high level of understanding of the existing and likely impacts of quarry dewatering. The Environment Agency are satisfied with the outline scheme of monitoring that is proposed provided that the detailed programme is the subject of a planning condition and that there is provision for a more extensive system of stream flow monitoring should ground water monitoring indicate an increase in the area of drawdown.

Provided that any new permission is subject to a section 106 agreement relating to the implementation of a joint monitoring and mitigation scheme including the use of the existing Heys Brook discharge pipeline and conditions relating to a revised monitoring and reporting system, it is considered that the impacts of this development on the water environment can be mitigated to acceptable levels such that there would be no impacts on stream flows and associated ecological interests.

Amenity and other general issues

The proposal would lead to an extension in the life of Lanehead Quarry and therefore the existing impacts such as noise, dust and blasting vibration would be experienced over a longer period.

The nearest existing properties to the area of proposed deepening are located on the western edge of Chatburn approximately 300m to the east of the quarry. There is also a row of terraced properties located approximately 80m to the south of the existing quarry boundary although it is understood that these properties are in the ownership of the applicant company.

The existing permissions for the site contain a range of conditions relating to noise, dust and blasting vibration. These conditions reflect modern environmental standards and in recent years, there have been relatively few complaints from local residents regarding the impact of the quarrying operations.

The additional quarrying operations would take place at considerable depth below the existing land levels adjacent to the site and this difference in elevation would assist in reducing the impacts of noise and dust to acceptable levels. In relation to blasting, the existing conditions restrict vibration to the levels considered appropriate by the most recent Government guidance and it is considered that the greater depth of blasting operations would not significantly alter the perceived impacts of blasting.

Planning permission was recently granted on appeal for the development of 10 houses on land between the eastern edge of the quarry and Chatburn. The Borough Council refused the application due to the likely impact on sterilising mineral reserves and effect on quarry operations. However, the Inspector considered that it would still be possible to work the quarry in such a way to allow compliance with the planning conditions relating to blasting notwithstanding the fact that the housing development would result in a reduction in the buffer zone between the quarry and the edge of Chatburn. The Inspector considered that the proposed development would supplement the supply of housing in the Borough where there was currently a shortfall and therefore granted planning permission for the houses. The proposed deepening area would not increase the proximity of the quarry to the proposed houses and therefore provided the existing conditions on blasting vibration are maintained, it is considered that the proposed deepening would not have any unacceptable impacts on the approved new housing development.

The release of further reserves will also extend the duration of the life of the associated cement works. The operation of the works has given rise to significant levels of complaint in the past although in recent years the incidence of complaint has decreased considerably. Over the last five years the plant at the works has been rationalised and two old cement kilns together with a chimney stack and other associated plant have been demolished. The removal of the old plant has reduced the visual impact of the works and has also addressed many of the dust and air emission impacts that were largely associated with the operation of the old kilns. The release of further reserves would also extend the existing traffic impacts of the cement works. The works is a major traffic generator notwithstanding that most traffic associated with the works uses the Pimlico Link road to gain the A59. The link road is a high standard road which does not directly pass any properties. Traffic movements to the site have also substantially reduced in recent years due to the use of rail being reintroduced to export cement to terminals in Glasgow and London.

Subject to any permission being subject to conditions relating to noise, dust and blasting, it is considered that the impacts on local amenity are acceptable and comply with the requirements of Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

In terms of landscape impacts, the existing quarry has been excavated into the centre of a low ridge. Whilst the site is visible from surrounding viewpoints such as Pendle Hill and Waddington Fell, which are both within the AONB, such views are distant. The proposed deepening of the quarry would not increase the visual impact of the site when seen from such locations. From points nearer to the site, quarry operations are largely screened by the surrounding topography and existing landscaping.

In relation to quarry restoration, an outline scheme was approved as part of the 1997 review. The restoration envisages that the quarry would be allowed to flood to a level of around 65m AOD and as the deepening area would all be below this level, there would be no impacts on the outline restoration design. Parts of the northern faces of the quarry which would be above the final water level have been worked to their final positions. As part of this application, the operator has agreed to bring forward a scheme for the early restoration for part of this face which would have some landscape and ecological benefits.

The existing planning permissions allow for the tipping of overburden and quarry waste on the existing fields to between the quarry and the River Ribble. The operator is not willing to give up the rights to tip materials in this area but it is considered that a condition should be imposed requiring the details of such tipping operations to be approved to ensure that the existing trees and hedgerows in this area can be safeguarded as far as possible. On this basis, the application is considered acceptable in terms of landscape and site restoration issues.

Conclusion

Cement is an essential construction product and the Ribblesdale Works makes an important contribution towards national and regional production. More locally the works is also important in contributing to the economy of the area through employment and demand for trades and services.

The manufacture of cement demands the ready availability of raw materials with the correct specifications. Whilst the existing stock of permitted reserves relating to the Ribblesdale site is adequate in purely numeric terms, there are issues in relation to quality and availability. These issues are complex but it is considered that a case can be made for the release of additional reserves of high grade limestone provided that these are for cement making use only. It is also important to note that such reserves would be obtained through the deepening of an existing quarry and therefore would ensure the maximum recovery of materials from an existing site avoiding sterilisation and postponing the need to work materials from a greenfield site. The deepening of the quarry is therefore considered acceptable in terms of the policies of the NPPF and Lancashire Minerals and Waste Development Framework that relate to the need for new mineral resources.

The main environmental issue relates to the impacts on water resources. However, the water environment in the area around the quarry is well understood through the system of monitoring that has been undertaken under the requirements of the existing planning permission. The adjacent Bankfield Quarry already has planning permission to deepen to -50m AOD and the proposed deepening of Lanehead Quarry would have similar impacts. Provided that conditions and planning obligations are agreed that provide for the mitigation of present and any future impacts, it is considered that the impacts on the water environment can be addressed to acceptable levels.

The deepening of the quarry would not result in greater levels of noise, dust or blasting vibration and therefore the local amenity impacts would not be any more severe, although they would be experienced over a longer timescale. The impacts on local amenity are therefore considered acceptable.

Taking into account these circumstances, it is considered that the development is acceptable in terms of the policies of the development plan and other planning considerations and can therefore be recommended for approval.

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

Recommendation

That having taken into account considered of the environmental information as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 submitted in connection with the application subject first to the signing of a section 106 agreement relating to the implementation of a water monitoring and mitigation scheme, planning permission be **granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.

2. The mining operations authorised by this permission shall cease not later than 31st October 2027. The site shall be progressively restored in accordance with the conditions of this permission and all final landscaping and planting works shall be completed by 31st October 2028 or within 12 months from the cessation of mining operations as defined in this permission whichever is the earlier.

Reason : To provide for the completion and final restoration of the site within the approved timescales in the interests of the visual amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Working Programme

3. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The applications for the review of Interim Development Orders and Old Mining Permissions refs 3/96/772, 3/96/773 and 3/96/774 dated 23rd December 1996 as amended by the letter from Castle Cement dated 24th July 1997 and planning application 3/12/0940 and accompanying supporting statement received by the County Planning Authority on 17th October 2012
 - b) Submitted Plans and documents:
 - Drawings accompanying applications 3/96/772, 3/96/773 and 3/96/774
 - Drawing 827.90B Final restoration
 - Drawing 827.91 Sections and Elevations of restored lakeside.
 - Drawings accompanying planning application 3/12/0940
 - Drawing R99/29 Planning Application boundary
 - Drawing R99/31 Limit of deepening area
 - Drawing R99/28 Final Quarry development plan with access to Bellman Tunnel
 - 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 DM 2 of the Lancashire Minerals and Waste Local Development Framework Site Allocation and Development Management Policies DPD.

4. Mining operations shall only take place within the area edged green on the drawing labelled 'Development plan 3/96/774/A' attached to planning permission 3/96/774.

Reason : For the avoidance of doubt and to enable the County Planning Authority to control the development and to minimise its impact on the amenities of the local area and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

5. No mining operations shall take place below a depth of 17 metres AOD.

The requirements of this condition shall not apply to the area shaded brown on drawing R99/28 where mining operations shall not be undertaken below a depth of -31 metres AOD.

Reason : To safeguard local watercourses and groundwater resources and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

6. Limestone and shale materials quarried from the area shaded brown on drawing R99/31 shall only be used for the production of cement. No aggregates shall be produced from limestone and shale quarried from within this area.

Reason: In order to ensure the sustainable use of materials for cement manufacture and to conform with Policy M1 of the Lancashire Minerals and Waste Local development Framework Site Allocations and Development Management policies DPD.

7. Stockpiling of any minerals, coal, clinker or alternative raw materials shall only take place in accordance with the scheme and programme of details submitted on 13th November 1998 pursuant to the requirements of condition 4(d) of permission 3/97/774.

Reason: In the interests of the visual amenities of the area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

8. No tipping of overburden or soils or quarry waste on the land between the quarry and the River Ribble shall take place until a scheme and programme of such tipping operations has been submitted to and approved in writing by the

County Planning Authority. The scheme and programme shall provide for the following:-

- a) The areas to be used for the disposal of such materials
- b) The trees and hedgerows to be removed to facilitate tipping operations and those that are to be retained
- c) The stripping and stockpiling of soils prior to the tipping operations commencing
- c) The final contours of the tipping
- d) The phasing of tipping operations and restoration
- e) Restoration details including details for the planting to replace that lost during development works.

Thereafter all tipping and restoration works shall be undertaken in accordance with the approved scheme and programme.

Reason: In the interests of the visual amenities of the area and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

9. This permission shall permit the mining of limestone and shale only.

Reason : To safeguard the amenity of local residents and adjacent landusers and to secure satisfactory restoration and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

10. A copy of this permission and all other documents referred to in condition 3 shall be available for inspection at the Ribblesdale Works at all times throughout the duration of the development.

Reason : For the avoidance of doubt and to ensure that all site operatives are aware of the planning conditions and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

11. The provisions of Part 19 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment, replacement or reenactment 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 reenactment thereof.

Reason : To maintain the County Planning Authority's control of the development and to safeguard the amenity of local residents and adjacent properties and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

12. No topsoil, subsoil or overburden shall be sold or otherwise removed from the site. All such materials shall be retained on site for use in restoration works or shall be deposited within the approved tipping area for such materials approved under the requirements of condition 8.

Reason : To ensure that suitable materials are retained on site for use in approved restoration works and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Hours of Working

13. No mining operations, tipping of overburden or restoration works shall take place outside the hours of:

0700 to 1900 hours, Mondays to Fridays (except Public Holidays)
0700 to 1400 hours on Saturdays

No mining operations, tipping of overburden or restoration works 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 or 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies Development Plan documents (DPD).

14. Notwithstanding the provisions of condition 13, mining operations shall be permitted between the hours of 07.00 to 16.00 hours on 8 Sundays in any one calendar year. At least 7 days written notice of such Sunday working shall be given to the County Planning Authority.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

15. Notwithstanding the hours in condition 13, no soils or overburden shall be stripped from any part of the site or any overburden tipping operations undertaken before 08.30 and after 17.30 hours Mondays to Fridays inclusive or before 08.30 and after 13.00 on Saturdays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

16. Notwithstanding the requirements of condition 13, no heavy goods vehicles carrying aggregates shall leave the site before 07.30 hours Monday to Saturday and at no time on a Sunday.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Highway Matters

17. With the exception of emergency use, the only access to and egress from the site shall be to and from the main Ribblesdale Works access off West Bradford Road and the access off West Bradford Road via Chatburn Old Road.

Reason : In the interests of highway safety and to safeguard the amenity of local residents and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

18. Measures shall be taken at all times to prevent mud, dust or other deleterious materials being tracked out of the site by vehicles associated with the export of aggregates from the site.

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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

19. All vehicles transporting aggregates 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 safeguard the amenity of local residents and adjacent properties/landowners and land users) and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

20. No vehicles used for the purposes of transporting cement, aggregates or other cement making materials shall be parked up at any time within the land edged red on drawing R99/29.

Reason : To safeguard visual amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Blasting

21. 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 the properties identified below at a point closest to the blast shot holes.
- a) At the boundary of any residential property located on or adjacent to Chatburn Old Road NGR 7661 4407.
 - b) The northern end of St Chads Avenue NGR 7654 4441
 - c) Rydal Place NGR 7610 4328
 - d) Pendle Trading Estate NGR 7625 4352
 - e) Pimlico Road NGR 7485 4329

The ground vibrations and the air over pressure from all blasts shall be recorded at the properties 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 County Planning Authority to monitor the operations to ensure compliance with this permission and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

22. Notwithstanding condition 21, the vibrations from any blast shall not exceed 9mm/sec peak particle velocity in any plane when measured at the locations identified in condition 18.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

23. The use of explosives shall only take place between the hours of 1000 to 1600 hours, Mondays to Fridays and at no other time.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Dust

24. Measures shall be taken at all times to prevent dust or windblown material being carried onto adjacent property and in particular shall include the watering of all haul routes and access roads during dry weather conditions, spraying of storage stockpiles, the fitting of dust suppression measures to mobile crushing and screening plant and the sweeping of all metalled internal haul roads.

Reason : To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Control of Noise

25. 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

26. 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) Rydal Place NGR 7610 4328
- b) At the boundary of any property located on or adjacent to Chatburn old Road NGR 7661 4407

Reason : To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

27. All mobile plant used on the site shall be fitted with the types of reversing alarms specified in the scheme and programme submitted under the requirements of condition 4(e) of permission 3/96/774 and approved by the County Planning Authority on 13th March 1998.

Reason : To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Safeguarding of Watercourses and Drainage

28. No deepening of Lanehead Quarry below a level of 17 metres AOD shall take place until a scheme and programme of water monitoring, reporting and mitigation has been submitted to the County Planning Authority and approved in writing. The scheme and programme shall contain the following information:-
- a) Details for the monitoring to be undertaken on the following water courses and surface water features: Bellman Farm Marsh, Worston Brook, Heys Brook, Chatburn Brook, Pimlico Brook, Mearley Brook, Rad Brook, Swanside Brook, Downham Beck and the Middlewood Drain. The details shall include information on the location of the monitoring point, the method of monitoring, the information to be recorded and the frequency of monitoring at each location. The surface water monitoring on the Heys Brook / Chatburn Brook shall be designed in a way that it allows assessment of flow onto and then off the Chatburn Limestone in order to assess any losses from the water course to bedrock.
 - b) Details of the groundwater monitoring to be undertaken to include details of the location of monitoring boreholes, strata to be monitored, construction and design of monitoring equipment and frequency of monitoring at each borehole.
 - c) The setting of levels and parameters to trigger the extension of the surface water monitoring points to additional locations on the Twiston Beck and Ings Beck if the need for such additional monitoring is demonstrated by the groundwater monitoring information.
 - d) Details of the measures that will be undertaken to mitigate low flows in the Chatburn Brook / Heys Brook that cannot be attributed to climatic factors or the actions of other abstractors. The details shall include information on the volume of augmentation required to maintain stream flows and how such augmentation will be controlled.

The mitigation measures for the Chatburn Brook / Heys Brook approved under the requirements of d) shall be implemented prior to the quarry being deepened below 17m AOD and shall thereafter be maintained throughout the restoration and aftercare period until the ground and surface water monitoring indicates that they are no longer required in order to maintain the flows in that watercourse.

The ground and surface water monitoring shall be undertaken in accordance with the approved scheme and programme or any modification to that scheme and programme approved as part of the annual or pent - annual reports submitted under the requirements of conditions 29 and 30 below.

Reason : In order to protect ground and surface waters in the interests of local amenity and ecology and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

29. Within one month of each anniversary of this planning permission, an annual report shall be submitted to the County Planning Authority detailing the results of the ground and surface water monitoring obtained over the previous year.

Each annual report shall include a review of the monitoring network including the need to replace and ground or surface monitoring points that are lost or damaged and a comparison of the ground water levels and other relevant data against the trigger levels established by condition 28 c). Each annual report shall also examine the need to extend the monitoring network if the need for such is demonstrated by the data that has been collected. If the need for such extension is demonstrated, the report shall include information on the location, design and frequency of monitoring of any new monitoring points.

The first annual report that is submitted following the cessation of quarrying operations, as defined in this permission, shall include information on the monitoring and mitigation regime that will operate during the restoration and aftercare phase including the monitoring points to be maintained and monitoring infrastructure to be removed.

Reason : In order to protect ground and surface waters in the interests of local amenity and ecology and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

30. Within five years of each anniversary of this planning permission, an annual report shall be submitted to the County Planning Authority. Each annual report shall include a review of the monitoring information that has been collected for each ground and surface monitoring point in graphical format, relevant climatic information, details of quarrying operations undertaken over the monitoring period and dewatering exercises undertaken including volumes of water discharged to different water courses, an analysis with respect to ground and surface water levels and a prediction of the likely impacts of dewatering over the next five year cycle. The annual report shall be compiled by a competent appropriately experienced Chartered Hydrogeologist.

The first annual report submitted following the cessation of quarrying activities shall include a detailed review of the likely timescale for the refilling of the quarry and a prediction of final water levels if these would be below 65.5 metres AOD.

Reason : In order to protect ground and surface waters in the interests of local amenity and ecology and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

31. No deepening of Lanehead Quarry below a depth of 0m AOD or -20m AOD shall take place until a report reviewing monitoring information and the effectiveness of existing mitigation measures has been submitted to and approved in writing by the County Planning Authority. If the report concludes

that further monitoring or mitigation measures are required the report shall set out the location and design of such measures.

The quarry shall not be deepened below 0 metres AOD or -20 m AOD until such time as any additional monitoring and mitigation measures have been implemented in accordance with the details contained in the approved report. Any such additional monitoring and mitigation measures shall be maintained throughout the restoration and aftercare periods until such time as it is demonstrated through the annual reports that they are no longer required.

Reason : In order to protect ground and surface waters in the interests of local amenity and ecology and to conform with policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

32. 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 ground and surface water resources and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

33. 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

34. 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

35. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank. 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Landscaping

36. 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. This condition shall not apply to trees that are removed as part of the landscape management works described in the scheme and programme of landscaping measures approved under the requirements of condition 40 to this permission.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

37. All hedges and trees forming part of the site boundaries or to be retained within the site including the plantations undertaken under the requirements of condition 4 (a) to permission 3/97/0774 shall be protected from any damage and maintained throughout the development and aftercare period. The requirements of this condition shall not apply to any maintenance or management works that are undertaken in accordance with the scheme and programme approved under the requirements of condition 40.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

38. 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 Joint Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

39. Stockproof hedges, fences or walls including gates shall be provided and maintained around the perimeter of the site at all times until the completion of restoration.

Reason: In the interests of public safety and to conform to Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocation and Development Management policies DPD.

40. Within six months of the date of this permission a scheme and programme of for the review of existing landscaping shall be submitted for the approval of the County Planning Authority. The scheme and programme shall contain the following details:

- a) A review of all landscape features within the land edged blue on drawing R99/29 including the landscape works undertaken under the provisions of condition 4 (a) to permission 3/97/774. The scheme and programme shall include identification of the need to undertake any further landscaping measures and a review of the existing planting belts to improve their ecological and long term landscape value.
- b) Details for the landscaping of the northern faces of the quarry above the 65.5 m AOD level including areas to be landscaped and landscaping details.
- c) Details for the further landscaping of the south eastern corner of the quarry including the former Horrocksford entrance. The details shall include information on gradients of mounding, impacts on existing trees and the landscaping of any mounding or screening features that are proposed.

The scheme and programme shall contain a timescale for the implementation of the proposed landscaping works.

Reason : In the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Restoration

41. By not later than 31st December 2020, 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 be based upon the restoration concept plan ref 827.90B and shall include details of the following:

- a) The removal of all plant, machinery buildings, structures, erections and their foundations including the removal of all internal haul roads and hardstanding areas.
- b) A contour plan showing the final levels and landform of the quarry above the 60 m AOD level. The plan shall show the contours at not less than 1 metre intervals and shall show the final positions of the faces and benches.

- c) The re-spreading of any soils or soil making materials including details of the materials to be used, depths of replacement and their treatment;
- d) The landscaping of restored areas including seeding or tree and shrub planting including details of location and layout of planting areas, numbers, species, types and sizes of species to be used, planting techniques and protection measures
- e) The seed mixes to be used including rates of application or natural regeneration or other establishment techniques appropriate to create species rich calcareous grassland.
- e) The works to create the cutting through the northern face of the quarry and the stream outflow necessary to maintain the water level in the lake at 65.5 metres AOD.
- f) The restoration of the bench at the proposed final water level including bench widths to be retained and means of restoration and landscaping.
- g) Details for the phasing of restoration or any progressive restoration that may be possible.

The site shall be restored in accordance with the approved scheme and programme within the timescales imposed by condition 2.

Reason: To secure the proper restoration of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

42. In the event of there being a cessation of mining operations, as defined in this permission, a scheme and programme for the final restoration and aftercare of the site shall be submitted within six months of such cessation to the County Planning Authority for approval in writing. The scheme and programme shall contain details of the following:-

The scheme and programme shall be based upon the restoration concept plan ref 827.90B and shall include details of the following:

- a) The removal of all plant, machinery buildings, structures, erections and their foundations including the removal of all internal haul roads and hardstanding areas.
- b) A contour plan showing the final levels and landform of the quarry above the 60 m AOD level. The plan shall show the contours at not less than 1 metre intervals and shall show the final positions of the faces and benches.
- c) The re-spreading of any soils or soil making materials including details of the materials to be used, depths of replacement and their treatment.
- d) the landscaping of restored areas including seeding or tree and shrub planting including details of location and layout of planting areas, numbers, species, types and sizes of species to be used, planting techniques and protection measures.

- e) The seed mixes to be used including rates of application or natural regeneration or other establishment techniques appropriate to create species rich calcareous grassland.
- e) The works to create the cutting through the northern face of the quarry and the stream outflow necessary to maintain the water level in the lake at 65.5 metres AOD.
- f) The restoration of the bench at the proposed final water level including bench widths to be retained and means of restoration and landscaping

The site shall be restored in accordance with the approved scheme and programme within one year from the date of approval of the scheme and programme.

Reason: To secure the proper restoration of the site and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

43. If by nine years following the cessation of mining operations as defined in this permission, the level of water in the lake is not at 65.5 metres AOD or at the level subsequently approved under a modification to a scheme and programme, a revised scheme and programme for the final restoration and aftercare of the site shall be submitted within 6 months to the County Planning Authority for approval in writing. The scheme and programme shall include amendments to the restoration scheme approved under conditions 41 or 42 of this permission to provide for the shoreline to the same standard and details but at a revised level taking into account the existing or predicted final water level.

The requirements of this condition shall not apply if quarrying operations within Bankfield Quarry are ongoing.

Reason: To secure the proper restoration of the site in accordance with an approved scheme and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Monitoring

44. A monitoring report shall be submitted to the County Planning Authority within one month of the date of this planning permission and at annual intervals thereafter until the end of the aftercare period referred to in this permission. The report, where appropriate, shall contain the following information:-
- a) The operations carried out on the land during the previous 12 months in respect of mineral extraction including the volume/tonnage of mineral extracted.

- b) The measures taken to implement the landscaping, progressive restoration and habitat creation proposals.
- c) The results of the monitoring of habitat creation and establishment.
- d) The measures taken to implement the aftercare provisions.
- e) The intended operations for the next 12 months.
- f) A topographical survey of the land edged red on drawing R99/29. The survey shall be carried out not more than two months preceding the date of each annual report and shall consist of a plan drawn to a scale of not less than 1:1250 which identifies all surface features within the site and levels relating to ordnance datum over all the land where mining operations have taken place.

Reason: To enable the County Planning Authority to monitor the site to ensure compliance with this permission and to conform with Policies DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocation and Development Management Policies DPD.

Aftercare

45. Within 3 months of the certification in writing by the County Planning Authority that the works of restoration, as defined in this permission, have been completed, a scheme and programme for the aftercare of the site to promote the amenity afteruse 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 management of the site to promote its amenity.
- b) Management works to increase the nature conservation interest of the site including management of grasslands and wetland areas.
- c) Maintenance of tree and shrub planting which shall include replacement of dead and dying species, weed control, maintenance of protection measures and thinning works.
- d) Maintenance of lake margins and other water features including the stream outfall to the River Ribble.
- e) Details of any measures required to control noxious weeds.
- f) An annual inspection to be undertaken in conjunction with representatives of the County Planning Authority.
- g) Provision for the submission of an annual aftercare report following the annual inspection which shall include details of the aftercare works to be undertaken 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 Development Framework Site Allocations and Development Management Policies DPD.

Notes

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

Definitions

Cessation of mining operations: no mining operations having been carried out for a continuous period of 2 years

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

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

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

- a) The level in the lake has reached 65.5 metres AOD or
- b) The level of water within the site is at the level approved in condition or 41.
- c) The level of water within the site is at the level approved in condition 42.
- d) The level of the lake is at the level approved under any variation to the restoration scheme.

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

| Paper | Date | Contact/Directorate/Ext |
|-----------|-------------------|------------------------------------|
| 3/12/0940 | 17th October 2012 | Jonathan Haine/Environment/ 534130 |
| 3/97/0772 | | |
| 3/97/0773 | | |
| 3/97/0774 | | |
| 3/97/0636 | | |
| 3/96/0427 | | |

Reason for Inclusion in Part II, if appropriate

N/A