

**Development Control Committee**  
Meeting to be held on 20 May 2015

Electoral Division affected:  
Chorley West, Chorley Rural  
East

**Chorley Borough: application number LCC/2015/0014**  
**Extension to the area of phased extraction of sand and gravel and infilling with inert waste for restoration purposes, back to agriculture and conservation at Sandons Farm, Sandy Lane, Adlington, Chorley**

Contact for further information:  
Rob Hope, 01772 534159, Development Management Group  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

**Executive Summary**

Application - Extension to the area of phased extraction of sand and gravel and infilling with inert waste for restoration purposes, back to agriculture and conservation at Sandons Farm, Sandy Lane, Adlington, Chorley.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme, site operations, hours of working, noise and dust, highway matters, water management, soils, ecology, restoration, and aftercare.

**Applicant's Proposal**

Planning permission is sought for a small extension to part of the north western boundary of the existing quarry over an area of approximately 1.3ha. The existing quarry covers an area of approximately 11ha. The proposed extension would provide for the extraction of approximately 60,000m<sup>3</sup> of sand, gravel and clay to a maximum depth of 9m.

The applicant indicates that approximately 20,000 tonnes of the extracted mineral would be clay, which would be used to line the site prior to the proposed importation of approximately 68,500m<sup>3</sup> of construction, demolition and excavation waste and soil forming material to restore the quarry. The land would be restored back to approximate former levels and planted with an area of peripheral woodland and meadow mix grassland. It is proposed to restore the void in tandem with the phased restoration of the existing quarry and within the permitted timescales for the existing quarrying operations.

Quarry working and access arrangements would be the same as the existing quarry.

## **Description and Location of Site**

The proposal is for an extension to the existing Sandons Farm sand quarry. The site is located off Sandy Lane in Adlington approximately 4km south of Chorley town centre and is accessed via a concrete haul road taken from the A5106 Wigan Lane. The nearest residential properties to the application site are located approximately 340m to the south east at Carrington Road and approximately 250m to the south east at Rigshaw Bridge Cottages. A large belt of woodland is located to the north and west with agricultural land beyond. The Leeds and Liverpool Canal is located approximately 75m east of the extension area.

The site is currently an agricultural field with peripheral hedgerows and tree specimens sloping from approximately 92m AOD at the north east down to 82m AOD in the south west, with the existing quarry immediately to the south.

The quarry and proposed extension area are located within the Green Belt. Footpaths numbers 12 and 11 run along the southern and eastern boundaries respectively. Footpath number 57 crosses the site access road close to its junction with Wigan Lane.

## **Background**

### **History**

Two planning applications were previously submitted as part of the wider sand quarry site. The first for the phased extraction of sand and gravel followed by infilling of inert waste for restoration purposes back to agriculture and nature conservation (ref 09/05/0018) and the second for the phased extraction of sand and gravel followed by low level restoration without landfilling (ref 09/06/0867). Both applications were refused by the County Council but were allowed on appeal in December 2007 following a public inquiry. The applicant implemented planning permission 09/05/0018 and operations commenced in June 2008. The permission requires the completion of quarrying and restoration activities by 31<sup>st</sup> December 2020. A unilateral undertaking is in place under the provisions of section 106 of the Town and Country Planning Act 1990 for a 10 year aftercare management plan following the 5 year aftercare period covered by condition given the extensive planting and nature conservation proposals across the site.

On 17 April 2013 planning permission was granted to allow for the sorting, treating, crushing and screening of imported construction, demolition and excavated soil/waste with re-usable/recyclable material exported off-site and the remainder for use in the restoration of the quarry (ref. 09/13/0133).

## **Planning Policy**

### **National Planning Policy Framework (NPPF)**

Paragraphs 6 – 16, 79 - 92, 109 – 125, 142 -148 are relevant with regard to the definition of sustainable development and the operation of the planning system, protecting green belt land, conserving and enhancing the natural environment and facilitating the sustainable use of minerals respectively.

Planning Practice Guidance accompanying the NPPF (PPG)

Minerals  
Waste

Joint Lancashire Mineral and Waste Development Framework Core Strategy DPD -  
Managing our Waste and Natural Resources (JLMWDF)

Policy CS1 Safeguarding Lancashire's Mineral Resources  
Policy CS3 Meeting the demands for New Minerals  
Policy CS5 Achieving Sustainable Mineral Production  
Policy CS7 Managing our Waste as a Resource  
Policy CS8 Identifying Capacity for Managing our Waste  
Policy CS9 Achieving Sustainable Waste Management

Joint Lancashire Minerals and Waste Local Plan - Site Allocations and Development  
Management Policies – Part One (JLMWLP)

Policy NPPF1 Presumption in Favour of Sustainable Development  
Policy DM1 Management of Waste and Extraction of Minerals  
Policy DM2 Development Management  
Policy LF2 – Sites for Inert Landfill  
Policy M1 Managing Mineral Production

Central Lancashire Adopted Core Strategy

Policy 29 Water Management

Chorley Local Plan

Policy EP20 Noise

**Consultations** (summary)

Chorley Borough Council – No objection.

Coppull Parish Council – Neighbouring Adlington Town Council has received a number of complaints in regard to noise from the site, so the Parish Council would like noise restrictions put on any permission.

Adlington Town Council – considers that the above application should be left for residents to comment.

LCC Developer Support (Highways) – No comments received.

LCC County Ecology Service – No comments received.

Environment Agency – No objection subject to a condition requiring the monitoring of groundwater in accordance with permission 09/05/0018. The deposit of waste materials for the restoration works will require an Environmental Permit

Coal Authority – No comments received.

Natural England – No objection.

National Grid – No comments received.

LCC Public Rights of Way – No comments received.

Heath Charnock Parish Council – No comments received.

Canal and River Trust – No comments to make.

Ramblers' Association – objection on the basis that there is no mention of the impact on footpath numbers 11, 12 and 57.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. 5 representations have been received. Comments are summarised as follows:

- Sufficient space has already been given over to the quarry and the negative impacts on the local area and wildlife.
- The working and restoration of the existing site appears to be behind schedule.
- Access to the footpath network should not be compromised.
- No objection provided that conditions relating to noise, dust and duration of working are imposed, reflective of the existing permission.
- Objection on the grounds of noise and dust close to residential properties and that the extension would prolong activities at the site.
- It should be noted that the ownership boundary does not include the strip of land including the footpath to the rear of Carrington Road.
- The development should not impact on culvert 133 under the Leeds and Liverpool canal. There has been a history of surface water surcharge from the culvert, which has caused flooding at Allanson Hall Farm. Conditions should be imposed in relation to surface water drainage.
- Concerns are raised in relation to how far the extensions will go, the condition of Wigan Lane, and motorcycle access at Ellerbeck.

## **Advice**

This application is for a small extension to an existing sand quarry.

The policies of the Development Plan seek to ensure that Lancashire makes an appropriate contribution to meeting local, regional and national supplies of minerals. It is therefore necessary to assess the need for the mineral that would be extracted along with an assessment of the potential impacts of the proposal on the local environment including impacts on the public highway, the amenity of the residents who live nearby

and the impact on the Green Belt. Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Need for minerals**

Government policy is set out in the *National Planning Policy Framework* which seeks to ensure that Mineral Planning Authorities should plan for a steady and adequate supply of aggregates to the construction industry. When determining planning applications, Paragraph 144 of the NPPF is clear that local planning authorities should give great weight to the benefits of mineral extraction including to the economy.

The Joint Lancashire Minerals and Waste Plan covers the administrative areas of Lancashire County Council, Blackburn with Darwen Borough Council and Blackpool Council (the Joint Authorities). The Joint Plan consists of an adopted Core Strategy and Site Allocation and Development Management Policies Local Plan.

Policy CS1 of the JLMWDF (published February 2009) states that minerals will be extracted only where they meet a proven need for materials within particular specifications. Policy CS3 of the JLMWDF is about meeting the demand for new minerals and states that provision will be made for the extraction of 10.8 million tonnes of sand and gravel between the plan period of 2001 – 2021. Based on the position at 2005 this allowed for the release of not less than 4.1 million tonnes of sand and gravel between 2005 -2021.

Policy M1 of the JLMWLP (published September 2013) states that development will not be supported for any new extraction of sand and gravel, limestone, gritstone or brickshale. This policy was formulated in view of the mineral landbank information available at the time but acknowledges that there is explicit recognition for a need to plan, monitor and manage the supply of minerals.

In addition to the *National Planning Policy Framework*, the government has also published accompanying practice guidance. Paragraph 84 of the *Planning Practice Guidance* advises that an adequate or excess landbank is not a reason for withholding planning permission. The total landbank size is only one measure of the need to release additional reserves. It is also necessary to consider the ability of the existing operational sites to supply market demands, the suitability and availability of alternative materials and issues of possible sterilization should production cease at a quarry site. The PPG adds:

*'There are a number of reasons why an application for aggregate minerals development is brought forward in an area where there exists an adequate landbank.*

*These could include:*

- *significant future increases in demand that can be forecast with reasonable certainty;*
- *the location of the consented reserve is inappropriately located relative to the main market areas;*

- *the nature, type and qualities of the aggregate such as its suitability for a particular use within a distinct and separate market; and*
- *known constraints on the availability of consented reserves that might limit output over the plan period.'*

In April 2015 a Local Aggregate Assessment (LAA) report was published by Lancashire County Council to inform the monitoring and review of the Minerals and Waste Local Plan. The report contains information on the past 10 years data for aggregate production and sales and it seeks to identify objectively assessed need, a requirement of the NPPF's presumption in favour of sustainable development.

The report identifies that in 2013 there were 8.2 million tonnes of sand and gravel reserves in Lancashire with planning permission. These permitted reserves are held in eight quarries, though in 2012, one quarry, German Lane was inactive and Runshaw (Euxton) had not started extraction (still the case in 2015), although its permission has been implemented.

Based on the 10 year average of sales at 2013 the permitted reserves of 8.2 million tonnes are expected to last 15 years, and the 7 year landbank is expected to begin to be eroded in 2028. However, in order to ensure the continued steady and adequate provision of aggregate to market, the ability of permitted sites to meet the forecast annualised demand must be considered. The LAA indicates that it is likely that a number of these sites will not be worked out before the expiry of their permission. If this is the case, in the event that their permitted life is not extended, the permitted reserve and landbank will need to be revised. More crucially, in 2013 nearly half of the permitted reserve was held in one quarry (Runshaw Quarry) and this remains inactive.

In view of the updated information that is available in the LAA, known constraints on the availability of consented reserves that might limit output over the plan period, and given that the proposed extension relates to a relatively small volume of mineral it is considered that there is sound justification to override the 'no need' position set out in Policy M1 of the JLMWLP. Furthermore, rejection of this application on a 'no need' basis would be likely to result in a sterilisation of a valuable known reserve given that the existing surrounding site will be restored with the importation of inert waste materials.

## **Restoration**

The site would be restored through the importation of inert waste and soils to achieve final levels comparable to existing. In the context of the permission in place for the existing quarry it would be logical to follow the same approach to achieve a consistent landform across the wider site. Sustainable management of waste materials is achievable as permission is also in place at the quarry site to allow for the sorting, treating, crushing and screening of imported construction, demolition and excavated soil/waste with re-usable/recyclable material exported off-site and the remainder for use in restoration.

Grassland would be re-created across the site along with a woodland planting belt along the northern boundary to link into existing neighbouring woodland. The proposed restoration scheme is considered acceptable subject to conditions controlling the management of existing soils, soil storage and waste operations, final restoration and aftercare. An Environmental Permit would be required from the Environment Agency and this would control the specific waste types and measures to prevent pollution.

The existing site is subject to a s.106 agreement (unilateral undertaking) for a 10 year aftercare management plan following the 5 year aftercare period covered by condition given the size of the site, and the extensive planting and nature conservation proposals. In view of the size of the extension area and the nature of the proposed restoration scheme, it is considered that a 5 year after care period that can be controlled by condition would be sufficient to ensure a satisfactory restoration of the site and establishment of planting.

### **Green Belt**

In allowing the appeal of permission 09/05/0018 for the existing quarry, the Planning Inspector gave consideration to the appropriateness of both the minerals and landfill element of the quarry development within the context of the Green Belt and concluded that with appropriate planning conditions, an assumption that the scheme would be operated to high environmental standards, and that the final restoration of the site would contribute to the achievement of objectives for the use of land within Green Belt, the scheme was acceptable within the Green Belt and that there was no need to consider the issue of very special circumstances.

Government policy at the time was set out in Planning Policy Guidance Note 2 and is now set out in the NPPF. Nevertheless, it is considered that the Green Belt principles in respect of proposals of this nature are comparable and the Planning Inspector's view on Green Belt impact is shared in respect of this application.

### **Impact upon local amenity**

The NPPF (paragraph 144) and the JLMWLP framework recognise that minerals and waste developments have the potential to give rise to adverse impacts on the quality of life of people for a variety of reasons including noise, dust, vibration and visual intrusion.

The applicant has submitted a noise assessment, which concludes that the extension would produce no more noise than those similar operations that are already being carried out as part of the on-going sand extraction and as previously predicted for restoration works. The extension area is at the furthest point from residential properties and therefore noise, dust and general disturbance is unlikely to lead to detrimental living conditions beyond those previously considered acceptable. Furthermore, the extension would have no greater impact on visual amenity or landscape character. Planning conditions are recommended which reflect those imposed on the permission for the existing quarry to seek to ensure equivalent controls. Further scrutiny and control of the restoration works, in terms of waste types,

groundwater protection, working practices and pollution control would be undertaken by the Environment Agency through the Environmental Permitting process.

### **Highway Matters**

The proposed extension would run in tandem with the infilling and restoration of the existing quarry. The current access to the site is via a dedicated haul road from Wigan Lane (A5106). Due to the suitability of Wigan Lane to accept HGVs, no vehicle number restrictions are in force in relation to the existing permission. It is considered that a small extension to the site would not have any undesirable impact upon highway safety or amenity subject to the same conditional requirements to ensure that there shall be no deposit of mud or debris on the public highway, vehicles transporting minerals from the site shall be sheeted, and that access shall only be taken from Wigan Lane.

Concern has been raised in relation to the potential impact on the local footpath network. However, the proposed extension would have no significant additional impact on the current situation. Footpath number 11 would be unaffected by the proposed extension. Footpath numbers 12 and 57 would not be diverted or stopped up as a consequence of the extension but vehicles accessing the existing site and extension area would continue to cross footpath routes. The operator is obliged to ensure that access along these footpath routes is maintained.

### **Water Management**

The application is accompanied by a flood risk assessment report and a groundwater monitoring and assessment report. The latter report was produced in relation to existing requirements to establish the groundwater environment and maximum groundwater levels at the existing quarry but also includes information pertinent to this application.

The site is not within a flood risk zone. However, as it is over 1 hectare there is a requirement to submit a flood risk assessment to demonstrate that the proposed development would not be affected by flooding and would not increase flooding elsewhere. The report concludes that there is low probability of flooding from fluvial sources, there is a low susceptibility to groundwater and surface water flooding, and the proposed development is unlikely to lead to significant increase in flooding elsewhere.

The Environment Agency have raised no objection and consider that the proposed extension should not have detrimental impact on groundwater levels in the area provided that the excavation does not proceed below the groundwater table, as controlled by a recommended condition reflective of that imposed on permission 09/05/0018 for the existing quarry. Conditions are recommended accordingly to restrict the depth of working and also to require groundwater monitoring in line with requirements for the existing site.

The proposed development site would be distant from culvert 133, which runs under the canal, across the applicant's land and adjacent to Allanson Hall Farm and would therefore not have any direct impact. However, the comments raised by a local resident that development must not impact on the flow of water through the culvert are

noted. A requirement on the developer to prevent any impact on this culvert remains by way of an existing condition on the larger site area covered by main quarry permission. The site operator has previously acknowledged that a field culvert on land beyond the existing extraction site had presented a restriction in water flows, which appeared to cause flooding at Allanson Hall Farm. In 2013 the culvert was opened and a new channel provided across land to the rear of the quarry site. There have been no flooding incidents for over a year and the effectiveness of the new channel is currently being monitored.

### **Protected Species and Habitats**

The application is accompanied by an Ecological Survey and Assessment which identifies that the application site is characterised by grassland, bramble scrub, one mature sessile oak tree, shrubs and hedgerow. The assessment concludes that there are no concerns or constraints in relation to fauna and flora that cannot be satisfactorily addressed by precautionary practices during site clearance and during the development and through a considered restoration scheme to re-create appropriate habitat. These matters are addressed through recommended conditions to seek to ensure the protection of wildlife interests and to ensure an acceptable restoration planting plan.

### **Human Rights**

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

### **Conclusion**

The proposed extension to the existing quarry would release a small volume of sand and gravel and would provide a void for the deposit of inert waste materials for appropriate restoration of the site. Need for the mineral reserve can be demonstrated contrary to the policies of the Joint Lancashire Minerals and Waste Local Plan given the nature and status of the current land bank, and in view of guiding principles within the NPPF. The extension area would be unlikely to generate any detrimental impacts on neighbouring land uses, local residents, the highway network or the environment in general especially when considered in relation to the existing quarry. Subject to conditions it is recommended that permission be granted.

### **Recommendation**

That 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 (as amended).*

2. The development, including the final restoration of the site, shall be completed by 31 January 2018 in accordance with the conditions to this permission.

*Reason: To provide for the completion and restoration of the site within the approved timescale in the interest of local amenities and to secure the proper restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

### **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 Planning Application dated 26.11.14
- b) Submitted Plans:

Drawing no. V280.300 - Location Plan - Extension Area To Quarry

Drawing no. V280.301 - Extension Area To Quarry

Drawing no. V280.302 - Extension Area To Quarry - Levels and After Use

Drawing no. V280.303 - Extension Area to Quarry - Sections

- 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 Joint Lancashire Minerals and Waste Local Plan.*

4. No soil stripping or mineral extraction shall take place within 5m of the northern and western boundary of the 'Extension Site Boundary' as shown on drawing no. V280.301.

*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.*

### **Site Management**

5. A copy of the conditions and all documents referred to in Condition 3, to which this permission is subject, shall be made available at the site office at all times throughout the development.

*Reason: to ensure all site operatives can readily make themselves aware of the planning conditions.*

6. Any sand and gravel washing and screening plant used on the site shall be in accordance with the details approved under condition 5 of permission 09/05/0018.

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

7. A topographical survey of the site shall be submitted annually to the County Planning Authority within one month of the anniversary of the date of this permission until the end of the aftercare period referred to in the conditions to this permission. The survey shall have been carried out within two months preceding the date of the anniversary of this permission and shall consist of a plan drawn to a scale not less than 1:1250 which identifies all surface features within the site and a 10 metre grid survey identifying levels related to ordnance datum over all the land where wastes have been deposited.

*Reason: To enable the planning authority to monitor the site and to ensure compliance with the planning permission.*

8. The site shall be the final place of deposit for waste and no waste shall be removed from the site once it has been deposited within the landfill area.

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

9. No minerals shall be processed or stockpiled outside the 'Operation Area' shown on drawing no. 16 of permission 09/05/0018 and stockpiles shall not exceed 4 metres in height.

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

10. No minerals shall be sold direct to the general public from the site.

*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.*

11. No waste shall be deposited either temporarily or permanently on any part of the site at a higher level than the levels shown on drawing no. V280.302 - 'Extension Area to Quarry - Levels and After-use'.

*Reason: To ensure satisfactory restoration of the site and safeguard the amenity of the local residents and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

12. The development shall be carried out in accordance with the precautionary measures set out in section 4.2.1 of the submitted document entitled 'Ecological Survey and Assessment' dated July-Sept 2014.

*Reason: To protect wildlife and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

13. No trees or hedgerows shall be removed during the bird-breeding season between 1 March and 31 July inclusive unless they have been previously checked and found clear of nesting birds in accordance with Natural England's guidance and if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

*Reason: To protect nesting birds and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

14. No waste other than inert construction, demolition and excavation waste as defined in this permission (see below) shall be deposited at or brought on to the site.

*Reason: Waste materials outside these categories raise environmental and amenity issues, which would require consideration afresh.*

### **Hours of Working**

15. No mining operations, landfilling or restoration shall take place except between the hours of:

0730 to 1800 hours, Mondays to Fridays  
0800 to 1230 hours on Saturdays

No mining operations, landfilling or restoration shall take place at any time on Sundays or Public Holidays. This condition shall not operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential maintenance to plant and machinery used on site.

*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 and Policy EP20 of the Chorley Local Plan.*

16. Notwithstanding condition 15, no topsoil and subsoil stripping and replacement operations including storage mound formation and removal shall take place except between the hours of:

0800 to 1700 hours, Mondays to Fridays  
0800 to 1230 hours on Saturdays.

No topsoil and subsoil stripping and replacement operations including storage mound formation shall take place at any time on Sundays or Public Holidays.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy EP20 of the Chorley Local Plan.*

## **Highway Matters**

17. The sole access and egress from the site shall be from A5106 Wigan Lane as shown on Drawing no. 20 of permission 09/05/0018.

*Reason: In the interest of highway safety and 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.*

18. The wheel cleaning facilities approved under condition 17 of permission 09/05/0018 shall be used by all HGVs leaving the site throughout the development.

*Reason: In the interest of highway safety and 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.*

19. Any internal haul road or private way between the wheel cleaning facilities and the A5106 Wigan Lane shall be metalled and drained and shall be kept clear of debris along its entire length throughout the development.

*Reason: In the interest of highway safety and 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.*

20. No debris or mud from the site shall be deposited by vehicles 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 comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

21. All vehicles transporting minerals from the site shall be securely sheeted.

*Reason: In the interest of highway safety and 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.*

## **Control of Noise and dust**

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 and Policy EP20 of the Chorley Local Plan.*

23. Noise emitted from the operations hereby permitted shall not exceed 55dB LAeq (1hour) (free field), as defined in this permission, when measured at the properties of Rigshaw Bridge Cottages, Sandons Farm and Carrington Road at a point closest to the noise source.

*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 and Policy EP20 of the Chorley Local Plan.*

24. Noise limits set out in the preceding condition shall not apply during the stripping of soils and overburden at the site, the construction of storage mounds for materials and their regrading during the restoration of the site, or the construction of landscape or baffle mounds. Noise from any of these activities shall not exceed 70dB LAeq (1 hour) (free field) as defined in this permission as measured at the residential properties of Rigshaw Bridge Cottages, Sandons Farm and Carrington Road at a point closest to the noise source. For these activities the 55dB LAeq (1 hour) (free field) limit shall not be exceeded for more than 51 days in any one calendar year, unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy EP20 of the Chorley Local Plan.*

25. Measures shall be taken to prevent dust or wind blown material being carried on to adjacent property and in particular shall include the watering of all haul and access roads and the spraying of storage heaps or areas as necessary during dry weather conditions. The development shall be carried out in accordance with the dust management scheme approved under permission 09/05/0018.

*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.*

## **Water Management**

26. Mineral extraction shall not take place below a surface defined as being 1 metre above the surface defined as the 'highest natural variation in the water table' established through the approved scheme and programme under condition 26 of permission 09/05/0018, or below an extraction depth illustrated

on drawing no. V280.303 - 'Extension Area to Quarry - Sections', whichever is the higher level above ordnance datum (AOD).

*Reason: To ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

27. The groundwater level in the monitoring borehole(s) and the level of the excavation base at the site subject to this permission shall be monitored and recorded at monthly intervals throughout the development and shall be reported to the County Planning Authority at 6 monthly intervals following commencement of development. Details of the depth and construction of groundwater monitoring points shall be supplied with the report and all levels must relate to ordnance datum.

*Reason: To ensure that the proposed works will not detrimentally impact upon groundwater quality or quantity and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

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 drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

29. All foul drainage shall be discharged to a public sewer or else to a sealed tank and the contents of the tank shall be removed from the site completely.

*Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

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 their 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 previously been approved, in writing, by the County Planning Authority.

*Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

31. Repair, maintenance and fuelling of plant and machinery shall only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site.

*Reason: To safeguard local watercourses and drainage and avoid the pollution of any watercourse or groundwater resource or adjacent land and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy 29 of the Central Lancashire Core Strategy.*

## **Soils**

32. All available topsoil and subsoil shall be stripped from any part of the site before that part is excavated or is traversed by heavy vehicles, plant or machinery. All stripped topsoil and subsoil shall be stored in separate mounds within the site for use in the restoration of the site.

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

33. No topsoil or subsoil shall be sold or otherwise removed from the site.

*Reason: To ensure satisfactory restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

34. Topsoil and subsoil storage mounds shall be placed within the site. No topsoil storage mound shall be greater than 2m high and no subsoil storage mound shall be greater than 3m high. Topsoil and subsoil shall be stored separately.

*Reason: To ensure satisfactory restoration of the site and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

## **Restoration**

35. Final restoration of the site shall be undertaken in accordance with the details shown on drawing no. V280.302 - 'Extension Area to Quarry - Levels and After-use' and the details set out on Page 5 of the submitted document 'Written Statement' dated November 2014.

*Reason: To ensure satisfactory restoration of the site and to comply with Policy DM2 of the Lancashire Minerals and Waste Local Plan.*

## **Aftercare**

36. From the commencement of development a monitoring report shall be submitted to the County Planning Authority annually by 31 December until the end of the aftercare period.

The report shall include:

- a) Any operations carried out on the land during the previous 12 months in respect of mineral extraction;
- b) Measures taken to implement the landscaping, progressive restoration and habitat creation;
- c) Measures taken to implement the aftercare provisions; and
- d) Intended operations for the next 12 months.

*Reason: To allow the mineral planning authority to monitor the development and to ensure that the site is returned to a beneficial after use and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

37. Within 3 months of the certification in writing by the County Planning Authority of the completion of restoration, details for the aftercare of the site for a period of 5 years to bring the land to a standard suitable for agriculture and amenity shall be submitted to the County Planning Authority for approval in writing.

The scheme and programme shall include details of the following:

- a) Maintenance of the restored site to promote agricultural/amenity interest.
- b) A regime for controlled grazing.
- c) Maintenance of tree/shrub planting, which shall include, where necessary, watering, replacement of dead, dying or diseased trees, thinning and weeding.
- d) An annual inspection, to be undertaken in conjunction with representatives of the County Planning Authority, to assess the works that shall take place in the following year.

The scheme and programme shall be carried out in accordance with the approved details.

*Reason: To ensure that the site is satisfactorily returned to a beneficial After use and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.*

## **Definitions**

**Completion of Restoration:** The date the County Planning Authority certifies in writing that the works of restoration in accordance with the requirements of this permission have been completed satisfactorily.

**Inert Waste:** Waste that will not physically or chemically react or undergo biodegradation within the landfill environment.

**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.

## **Notes**

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

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

Paper	Date	Contact/Ext
LCC/2015/0014	May 2015	R Hope/34159