

Development Control Committee

Meeting to be held on 8 June 2022

Electoral Division affected: Nelson East

Pendle Borough: application number LCC/2022/0011

Removal of condition 6 (to allow crushing and screening of mineral) and variation of condition 23 (inert materials) of planning permission LCC/2020/0073 in relation to mineral working and site restoration at Catlow East Quarry, Catlow Fold Farm, Southfield Lane, Southfield, Nelson, Lancashire

Contact for further information:

Robert Hope, 01772 534159

DevCon@lancashire.gov.uk

Executive Summary

Application - Removal of condition 6 (to allow crushing and screening of mineral) and variation of condition 23 (inert materials) of planning permission LCC/2020/0073 in relation to mineral working and site restoration at Catlow East Quarry, Catlow Fold Farm, Southfield Lane, Southfield, Nelson, Lancashire.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling conditions controlling working programme, site operations, noise, dust, hours of operation, highway matters, drainage and water resources, landscaping, restoration and aftercare.

Applicant's Proposal

This application is for the removal of condition 6 (to allow crushing and screening of mineral) and variation of condition 23 (inert materials) of planning permission LCC/2020/0073 in relation to mineral working and site restoration at Catlow East Quarry, Catlow Fold Farm, Southfield Lane, Southfield, Nelson, Lancashire.

Condition 6 currently reads as:

No minerals shall be processed as crushed aggregates and no stone other than building stone or dressed stone for building and architectural purposes shall be removed off the site.

Reason: To maintain the County Planning Authority's control of the development and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Condition 23 currently reads as:

The materials imported to the site for the purposes of restoration shall be confined to clean subsoils, topsoils and overburden only.

Reason: In the interests of local amenity and the water environment and to ensure satisfactory restoration and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

The proposed changes would allow for the screening and size reduction of minerals and the importation of a wider range of inert waste materials for restoration to include inert naturally occurring excavation material, subsoil, topsoil, concrete, ceramics and brick.

Description and Location of Site

Catlow East Quarry covers an area of approximately 1.8 hectares. The site is currently used for stone processing activities and includes a number of buildings, plant and machinery. Mineral working no longer takes place in Catlow East and areas of the site have been partially restored through the importation of soil materials and are colonised by vegetation.

To the west is Catlow West, an adjoining quarry area that covers an area of approximately 1.2 hectares. The active quarries are also surrounded by historical quarrying and landfill areas. The site is located off Crawshaw Lane in Catlow approximately 3km east of Nelson. Crawshaw Lane is also a Byway Open to All Traffic (BOAT) No. 16. The nearest residential properties are located approximately 300m west of the quarry on Crawshaw Lane. The quarry is located within the 'Southfield' Conservation Area, which also includes properties in Catlow. The surrounding land is characterised by undulating features of previously quarried land including hollows, overburden mounds, tipping areas, and access tracks that have become naturally recolonised by grasses, shrubs and immature trees.

Background

There is a long history of stone extraction and working at Catlow Quarries. Most recently planning permission was granted for an extension of stone working into the historically worked area of Catlow West followed by restoration through the deposit of quarry waste and imported soils and subsoils until 2028 (ref. LCC/2015/0055).

Planning permission was granted on 16 June 2021 to amend condition 1 of planning permission 13/12/0585 to extend the period of time for the processing of stone and restoration of Catlow East Quarry to 31 December 2028 (ref. LCC/2020/0073).

Planning Policy

National Planning Policy Framework

Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD

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

Policy NPPF1	Presumption in Favour of Sustainable Development
Policy DM1	Management of Waste and Extraction of Minerals
Policy DM2	Development Management
Policy M1	Managing Mineral Production

Policy SDP1	Presumption in Favour of Sustainable Development
Policy ENV1	Protecting and Enhancing Our Natural and Historic Environments

Consultations

Pendle Borough Council – No comment to make.

Nelson Town Council – No comments received.

Environment Agency – No objection to the removal of condition 6 of planning permission LCC/2020/0073 for Catlow East Quarry. Under the Environmental Permitting (England and Wales) Regulations an environmental permit will be required for any waste treatment operations. This must be obtained prior to any waste operation commencing.

The Environment Agency do not agree with the proposed variation of condition 23 (inert materials) of planning permission LCC/2020/0073. Alternatively, it is recommended that condition 23 could be changed to:

'Remediation works should be completed and validated in accordance with the approved remediation strategy. At the same time, waste and/or material used in the quarry remediation should be chemically suitable, and deposited in such a way to:

- (a) prevent the input of any hazardous substance to groundwater, and
- (b) to limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater.

The remediation work should be carried out under a bespoke environmental permit, most likely for a landfill waste operation.'

LCC Highways Development Control – No comments received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been received with the following summarised comments:

- The quarry has increased in size and duration.
- The quarry operator is not complying with the current conditions in that quarry operations and vehicle movements take place outside permitted hours, there is a disregard of restriction of number of lorries entering and leaving site, there is indiscriminate dumping of unrecorded infill by lorry and tractor/trailer of unknown composition, and contempt for basic good practice in noise and dust mitigation.
- Vehicle movements cause damage to roads and properties within a conservation area and have an adverse impact on horse riders and cyclists and road safety.
- Crawshaw Lane is an unsuitable unsurfaced road.
- A transport assessment should be provided.
- Dust issues and lack of dust control management.
- There should be appropriate noise mitigation and controls at the site.
- Operations at the site should be time limited.

Advice

The principle of mineral and restoration operations using imported soil materials at Catlow East and West Quarries has already been established. Both sites have previously operated as quarries primarily for the production of block and general building stone. However, the mineral deposit at the site is very variable with areas of in situ stone mixed in with areas of old backfill and poorer quality rock. In order to better utilise the materials that are produced by the quarrying activities, the applicant proposes to increase the range of processing that is undertaken. This would reduce the volume of quarried materials that have to be backfilled into void areas as waste materials. It is therefore necessary to assess the acceptability of allowing screening and size reduction of minerals. It should be noted that screening operations are already permitted at Catlow East but this proposal is to allow screening and size reduction (crushing).

In relation to the backfilling, the current permission currently allows the importation of soils and subsoils for restoration purposes. However, it is often impracticable to ensure that potential infill materials are entirely free from contaminants such as concrete, ceramics and brick. The applicant therefore proposes to modify the condition to allow the site to accept a wider range of infill materials which would make it easier to attract restoration materials therefore reducing delay to restoration works. Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

When determining planning applications Paragraph 211 of the National Planning Policy Framework is clear that local planning authorities should give great weight to the benefits of mineral extraction including to the economy. Commentary to Policy M1 of the Joint Lancashire Minerals and Waste Local Plan advises that proposals for the extraction of locally sourced building stone will be supported.

The National Planning Policy Framework and the Joint Lancashire Minerals and Waste Local Plan 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 and vibration. More specifically, Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan supports development for minerals or waste management operations where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals, account should be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts could be controlled in accordance with current best practice and recognised standards.

Catlow East is now primarily used as a stone processing facility utilising stone from the western quarry site and locally imported stone to create bespoke architectural heritage products. Stone with different characteristics and waste stone cuttings are used for other building products including walling stone. Employment of size reduction machinery along with the existing screening equipment would enable the operator to process stone into a wider range of products. The main issue would be to ensure that the size reduction machinery does not generate unacceptable noise and dust issue for neighbouring residents.

In relation to noise, the Government's Planning Practice Guidance states that applicants should carry out a noise impact assessment, which should identify all sources of noise and, for each source, take account of the noise emission, its characteristics, the proposed operating locations, procedures, schedules and duration of work for the life of the operation, and its likely impact on the surrounding neighbourhood. The Planning Practice Guidance recommends appropriate noise standards and advises that mineral planning authorities should aim to establish a noise limit, through a planning condition, at noise-sensitive property that does not exceed the background noise level (LA90,1h) by more than 10dB(A) during normal working hours (0700-1900). Where it will be difficult not to exceed the background level by more than 10dB(A) without imposing unreasonable burdens on the mineral operator, the limit set should be as near that level as practicable. In any event, the total noise from the operations should not exceed 55dB(A) LAeq, 1h (free field).

For particularly noisy short term events such as soil stripping and road construction the Planning Practice Guidance advises that increased temporary daytime noise limits of up to 70dB(A) LAeq 1h (free field) for periods of up to eight weeks in a year at specified noise-sensitive properties should be considered to facilitate essential site preparation and restoration work and construction of baffle mounds where it is clear that this will bring longer-term environmental benefits to the site or its environs. Given the distance from site operations to residents and the nature of operations at the site it is considered that this allowance would not be required.

The applicant has provided a noise assessment in relation to crushing and screening operations and heavy goods vehicle (HGV) movements in the context of neighbouring properties. The assessment concludes that quarry operations would be below the background +10 LA90,1h criterion and upper limit of 55 LAeq,1h. Consequently, it is considered that unacceptable noise would be unlikely and a condition could be imposed to set an achievable noise limit of 40dB LAeq (1hour) (free field), when

measured at Catlow Fold Farm, Catlow House, Southfield Lane, and Mount Pleasant, Southfield Lane at a point closest to the noise source. A new condition is also recommended that refers to designated areas for crushing and screening to ensure that these operations do not take place at the closest locations to houses and a further new condition is recommended to ensure that only broadband sound vehicle/plant reversing alarms be employed on site to prevent the potential for unnecessary disturbance.

In terms of dust, the existing permission at the site has a condition requiring that measures shall be taken to ensure that no dust or windblown material is 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 quarry operations have historically generated few dust complaints and residential properties are located at sufficient distance from the defined areas for crushing and screening activities such that dust is unlikely to be a significant issue.

The current application would not increase the overall footprint of the existing working area and would have no negative impact on the local landscape or conservation area. Operations at the quarry would continue to be relatively small scale and would largely be well screened by the surrounding land levels. The current working and restoration scheme would be carried forward to a new permission, should permission be granted.

An objection/complaint has been raised in relation to recent alleged breaches of planning control including early starts, exceeding daily heavy goods vehicle (HGV) number limits, traffic impacts, dust issues, and suggestions of unsuitable restoration material being imported to the site. The operator has been reminded of the need to comply with the planning conditions. The representation also requests that should permission be granted; suitable noise controls should be imposed. New noise conditions have been recommended as set out above primarily to control the potential impact associated with crushing activities.

The site had not previously been a regular source of complaint and it should be noted that a breach of planning control by a site operator is not a material consideration when determining a planning application. Planning permissions generally apply to the land rather than an individual or company carrying out the development. Should enforcement action be considered necessary for failure to comply with the requirements of a planning permission, then separate steps can be taken if expedient to do so in the public interest.

The importation of waste to the site is subject to Environment Agency controls and discussions are currently taking place in relation to Environmental Permitting requirements and restoration works. The Environmental Permit would control the specific waste types suitable for restoration works and measures to prevent pollution. Nevertheless, the existing planning permission only permits soils, subsoils and overburden to be used in restoration works. The majority of importation activity would be in relation to Catlow West as there is limited scope for further soil importation at Catlow East due to the ground profiling that has already been achieved. However, the applicant wishes to broaden the scope of permitted inert waste types to generate more opportunities to finally restore the site in a timely fashion. This approach is common in many quarries with permission to backfill with waste for restoration and is

considered acceptable with the knowledge that further scrutiny of waste types and waste management practices would be required as part of any Environmental Permit. On this basis, the proposed Environment Agency's amendment summarised above is considered unnecessary. Such concerns can be dealt with through an Environmental Permit and this remains applicable even if void space is increased as a result of increased exportation volumes if crushing activities are permitted.

Access to the site is via Crawshaw Lane, an unmade farm track and definitive right of way. The access is not suitable for large numbers of heavy goods vehicle (HGV) movements and consequently the existing quarry site operates with a restriction of eight heavy goods vehicle (HGV) movements per day Monday – Friday with four heavy good vehicles (HGVs) leaving the site on Saturdays and also a restriction of stone imported to the site at 100 tonnes per week. It is considered that a continuation of this condition would be appropriate and should control heavy goods vehicle (HGV) numbers to acceptable levels.

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 change to the conditions would be unlikely to generate any unacceptable impacts on neighbouring land uses, local residents, the highway network, the character of the Conservation Area or the environment in general subject to compliance with previously accepted conditions and the addition of conditions relating to noise control. It is considered that the development accords with the policies of the National Planning Policy Framework and the Development Plan.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The mining operations/processing of stone authorised by this permission shall cease not later than 31 December 2026 and the site shall thereafter be finally restored within a further period of 2 years in accordance with the scheme of restoration referred to in condition 24.

Reason: To ensure the working and restoration of the site within a reasonable timescale in the interests of visual amenity and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy ENV1 of the Pendle Local Plan Core Strategy.

Working Programme

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

Submitted plans:

Drawing No.

GNSP/PQ/S73/2012-LP	Location Plan
GST/C/345/2	Restoration Proposals
GST/C/345/3, rev A	Cross Sections

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 and Policy ENV1 of the Pendle Local Plan Core Strategy.

Hours of Working

3. No mining operations, importation, processing or dressing of stone, exportation of stone or building products or restoration works shall take place outside the hours of:

0800 to 1730 hours, Mondays to Fridays (except Public Holidays)
0800 to 1200 hours on Saturdays

No mining operations, importation, processing or dressing of stone, exportation of stone or building products 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 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 Plan.

Site Operations

4. A copy of this permission and all the documents referred to in condition 2 shall be available for inspection at the site office at all times throughout the operational life of the site.

Reason: For the avoidance of doubt and to ensure all site operatives are aware of the planning conditions and approved documents and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

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

Reason: To maintain the County Planning Authority's control of the development and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

6. Screening and size reduction of mineral shall be confined to the quarry area as shown on drawing number GNSP/CQ/EAST/SCR22-02 - Area for crushing and screening stone on East Quarry Stockyard. There shall be no screening or size reduction of waste.

Reason: To maintain the County Planning Authority's control of the development and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

7. No more than 100 tonnes of block stone or paving shall be imported to the site per week for the purposes of further processing. A weekly record of the tonnage of stone imported to the site shall be retained for a period of 12 months and made available for inspection by the County Council on request during the permitted working hours for the operational life of the site.

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

8. No minerals or building stone shall be sold direct to the general public from the site.

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

9. All waste materials arising from the winning and working and processing of minerals at the site shall be used in the approved restoration and landscaping works for the site and shall not be removed off the site at any time.

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

Highway Matters

10. No more than 8 heavy goods vehicles (HGVs), as defined in this permission, shall leave the site (including the site area shown on drawing no. GNSP/CQ/WEAPP-10 - Western Extension) in any one day during Mondays to Fridays, inclusive, and no more than 4 heavy goods vehicles shall leave the site on Saturday. No such vehicles shall leave the site on Sundays or Public Holidays.

This condition shall apply to the importation and export of stone from the site (including the site area shown on drawing no. GNSP/CQ/WEAPP-10 - Western Extension) and the importation of restoration materials.

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 Plan.

11. A written record shall be maintained at the site office of all movements out of the site (including the site area shown on drawing no. GNSP/CQ/WEAPP-10 - Western Extension) by heavy goods vehicles, as defined in this permission; such records shall contain the vehicle's weight, registration number and the time and date of the movement and shall be made available for inspection by the County Planning Authority during the permitted working hours.

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

12. The sole vehicular access to and egress from the site shall be to and from Southfield Lane via Crawshaw Lane as shown on Drawing GST/C/345/1

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 Plan.

13. Measures shall be taken at all times to prevent the deposit of mud, dust or other debris from the site being deposited by vehicles on the public highway.

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

Control of Noise & Dust

14. 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 operational life of the 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 Plan.

15. Noise emitted from mineral extraction, processing and restoration operations hereby permitted shall not exceed 40dB LAeq (1hour) (free field), as defined in this permission, when measured at Catlow Fold Farm, Catlow House, Southfield Lane, and Mount Pleasant, Southfield Lane 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.

16. Where reversing alarms are employed on site only broadband multi-frequency sound alarms (broadband 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.

17. Measures shall be taken to minimise the incidence of dust or windblown material being carried from the site onto adjacent property and in particular shall include the watering of all haul and access roads and the spraying of storage heaps as necessary during dry weather conditions.

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 Plan.

18. No explosives shall be used on the 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 Plan.

Safeguarding of Watercourses and Drainage

19. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

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

20. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely and disposed of at a purpose designed wastewater management facility.

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 Plan.

21. 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 have 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 Plan.

Soils and Overburden

22. No topsoil, subsoil or overburden shall be sold or otherwise removed from the site.

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

23. The movement and respreading of top soils and subsoils shall be restricted to occasions when the soil is dry and friable, and the ground is sufficiently dry to allow the passage of heavy vehicles, plant and machinery over it without damage to the soils.

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

Restoration

24. Restoration shall be carried out in accordance with drawing nos. 'GST/C/345/2' and 'GST/C/345/3, rev A' and the details contained in Section 5.0 of the submitted supporting statement dated October 2012 relating to permission LCC/2012/0585.

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

25. The materials imported to the site for the purposes of restoration shall be confined to inert naturally occurring excavation material, subsoil, topsoil, concrete, ceramics and brick only.

Reason: In the interests of local amenity and the water environment and to ensure satisfactory restoration and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

26. If by 31 December 2028, the site has not been restored in accordance with the details referred to under condition 22, alternative details for the final restoration of the site shall be submitted to the County Planning Authority within one month of 31 December 2028 for approval in writing. The scheme and programme shall include details of:

- a) a contour plan showing the final levels and landform of the site at not less than one metre intervals
- b) the replacement of soils or soil making materials including details of the materials to be used, depths of replacement and their treatment
- c) 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, protection measures and seed mixes to be used and rates of application
- d) the measures to be taken to secure normal plant growth
- e) details of surface water drainage to ensure that the site will be free draining including identification of discharge points and measures to control run off and prevent erosion
- f) details for the treatment of any water areas including depths of water, creation of shorelines and appropriate planting and landscaping of water features
- g) the removal of all plant, machinery, buildings, structures, erections and their foundations including the removal of all internal haul roads and hardstanding areas
- h) details for the phasing of the restoration or progressive restoration
- i) details for the creation of any wildlife habitat areas

Thereafter, the site shall be restored within six months of the approval in writing of the alternative details of restoration.

Reason: In the interests of local amenity and the water environment and to ensure satisfactory restoration and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Aftercare

27. Details for the aftercare of the site shall be submitted to the County Planning Authority for approval in writing by 31 December 2027.

The details shall include the following:

- a) the management of the site to promote its intended after-use, use including details of seeding, grazing, cultivation or cropping
- b) details of any further works to relieve compaction or regrading to alleviate surface ponding
- c) details of any measures required to control noxious weeds
- d) details for the maintenance of any tree or hedge planting including replacement of failures, weed control, maintenance of protection measures, thinning works and cutting or laying regimes to be followed
- e) management of any surface water run off including maintenance of surface water ditches and repair of any damage caused by surface water run off

Thereafter, aftercare works shall be undertaken in accordance with the approved details 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 in the interests of visual amenity and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Definitions

Heavy Goods Vehicle: A vehicle designed to carry a payload of 1500 kg or more.

Completion of Restoration: The date the County Planning Authority certifies in writing that the works of restoration in accordance with condition 24 or 26 have been completed satisfactorily.

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

Recommendation

That planning permission be **granted** subject to conditions controlling conditions controlling working programme, site operations, noise, dust, hours of operation, highway matters, drainage and water resources, landscaping, restoration and aftercare.

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

Paper	Date	Contact/Directorate/Ext
LCC/2022/0011	May 2022	R Hope Planning and Environment 01772 534159

Reason for Inclusion in Part II, if appropriate

Not applicable