

Development Control Committee
Meeting to be held on 6 March 2024

Electoral Division affected:
Longridge with Bowland

Ribble Valley Borough: application number LCC/2023/0039
Variation of Condition 1 of Planning Permission LCC/2022/0057 to allow mineral working to continue until 1 July 2026 and final restoration to be completed by 1 July 2027 at Waddington Fell Quarry, Slaidburn Road, Waddington

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Brief Summary

Application – Variation of Condition 1 of Planning Permission LCC/2022/0057 to allow mineral working to continue until 1 July 2026 and final restoration to be completed by 1 July 2027 at Waddington Fell Quarry, Slaidburn Road, Waddington.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, site operations, hours of working, pollution control, highway matters, restoration and aftercare.

Applicant's Proposal

Planning permission is sought to amend Condition 1 of planning permission reference number LCC/2022/0057 to allow mineral working to continue until 1 July 2026 and final restoration to be completed by 1 July 2027 at Waddington Fell Quarry, Slaidburn Road, Waddington.

Condition 1 of permission LCC/2022/0057 reads as follows:

'The mining and operations authorised by this permission shall cease not later than 31 December 2023. The site shall be progressively restored in accordance with the conditions of this permission with restoration being completed in its entirety by 31 December 2024.'



Reason: Imposed pursuant to schedule 5 of the Town and Country Planning Act 1990 and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028'.

All other aspects of the quarrying operation would remain unchanged.

Description and Location of Site

The site is an existing quarry located on the summit of Waddington Fell and extends to an area of approximately 25 hectares. The active quarry void includes approximately 11 hectares of the wider quarry area and the southern areas of the site have already been restored, largely through natural regeneration of heather moorland. The site is located in the Forest of Bowland National Landscape (former Area of Outstanding Natural Beauty), 3.5km north of the village of Waddington and 3km south east of Newton. The surrounding land is largely heather moorland including Waddington Fell and Browsholme Moor Biological Heritage Site. Access to the quarry is gained via the B6478 Slaidburn Road along which are a number of residential properties, the closest being approximately 800m from the quarry.

Background

Waddington Fell Quarry has a long history of mineral extraction and operations commenced in earnest from the 1960s. More recently, older permissions were consolidated under planning permission reference number 03/06/0095 to allow for the continuation of quarrying operations and stone sawing until 31 December 2022 and final restoration by 31 December 2023.

Planning permission was granted on 21 December 2022 for a revised quarry restoration scheme incorporating tunnel arisings from the Haweswater Aqueduct resilience programme namely the Bowland and Marl Hill tunnel sections at Waddington Fell Quarry, Slaidburn Road, Waddington (ref. LCC/2021/0015).

On 7 March 2023 planning permission was granted for the variation of Condition 2 of planning permission 03/06/0095 to allow mineral working to continue until 31 December 2023 and final restoration to be completed by 31 December 2024 (ref LCC/2022/0057).

In terms of the Haweswater Aqueduct scheme, Ribble Valley Borough Council granted two planning permissions on 19 January 2024:

- Proposed works for and use of a replacement section of aqueduct, including earthworks and ancillary infrastructure from land near the convergence of the Hornby Road, the Roman Road and Shooters Clough to land west of Newton in Bowland (reference number 3/2021/0660).
- Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure from land north-west of New Laithe Farm off the B6478 Slaidburn Road; and land north of Cross Lane, near Sandy Ford Brook, off the B6478 Slaidburn Road (ref. 3/2021/0661).



Planning Policy

National Planning Policy Framework

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

Policy CS1 Safeguarding Lancashire's Mineral Resources
Policy CS5 Achieving Sustainable Mineral Production

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

Ribble Valley Core Strategy 2008 – 2028

Policy DMG1 General Considerations
Policy DMG2 Strategic Considerations
Policy DME6 Water Management

Consultations

Ribble Valley Borough Council – No objection.

Newton-In-Bowland Parish Council – Object for the following reasons:

- The additional vehicle movements generated.
- That the application is based on the assumption that the Haweswater Aqueduct scheme starts. However, planning has not yet been granted.
- The works can be seen from a public footpath whereas the application states that it can not.

Waddington Parish Council – Strongly objects to the time extension for quarrying.

- The current planning application for the site, permits for all quarrying until 31 December 2023 with restoration of the site by 31 December 2024. This date in completing the mining operations has long been awaited by the community. December 2023 should still be the end of life for active mining at the site. Any extensions for this site should be for its restoration only especially as tunnel arisings from the proposed Haweswater Aqueduct project are now not anticipated before 2025.
- With the Haweswater Aqueduct project set to commence subject to United Utilities appointing a contractor later in 2024 then there is significant investment that will have to be made to the Waddington Fell Quarry entrance, the Waddington Fell Quarry site itself as well as Slaidburn Road. How can this be achieved if there are heavy goods vehicles (HGVs) transporting an additional



50,000 tonnes on Slaidburn Road through Waddington Village for a further 2.9 years?

- Armstrong Aggregates state that there have been approximately 30,000 tonnes of stone worked between the period of October 2022 and August 2023 (as determined by the two topographic surveys). This equates to circa 40,000 tonnes for the year. This is significantly under what was proposed to be quarried by 31 December 2023.
- Armstrong Aggregates latest proposals state that the remaining tonnage would take four years to extract at the maximum rate of 50ktpa. The extension in time sought is however for a maximum period of 2.9 years i.e. until the date when the importation of Haweswater Aqueduct tunnel arisings is anticipated to commence. Any stone which has not been extracted at the point in time when Haweswater Aqueduct tunnel arisings are due to be imported to the site, will remain unworked.
- Armstrong Aggregates now state that up to 50,000 tonnes per annum are to be supplied to Hanson's Ribblesdale site – up to eight loads per day.
- There is no traffic plan included in this application. It is anticipated that traffic will pass on West Bradford Road (to access Hansons at Ribblesdale) as Armstrong Aggregates vehicles have been noted travelling on this route recently. Waddington Parish Council want to stress that this route is already under considerable stress from heavy goods vehicles (HGVs) accessing the building site on Waddington Road on the outskirts of Clitheroe (heavy goods vehicles (HGVs)) are having to use this road as they cannot get under Waddington Road bridge). There are daily disruptions to traffic, residents and major implications for pedestrian safety outside Waddington and West Bradford Primary School. Serious consideration needs to be given to the highway safety impact of additional large heavy goods vehicles (HGVs) on this route.
- Under the current planning permission the average number of heavy goods vehicles (HGVs) approved up until December 2023 were no more than 60 heavy goods vehicles (HGVs) in any working day. Hours of working are also limited. This is to safeguard the amenity of residents and adjacent land users and to conform with policies of the Joint Lancashire Structure Plan, Lancashire Minerals and Waste Local Plan and the Ribble Valley Borough Local Plan.
- The lack of maintenance to the highway from Waddington Fell Quarry entrance all the way down Slaidburn road including the poorly maintained blocked road drains and culverts is a breach of highway safety and continues to cause a flood risk to our community.
- The likely significant and adverse impact on the community residing near the route along the public highway - and other road users - from dust, noise and traffic from the large number of heavy goods vehicles (HGVs) travelling (fully laden) through Waddington Parish from the quarry leaves residents highly vulnerable to a disproportionate and negative impact on their residential amenity.

Environment Agency – No objection. An Environmental Permit will be required for any controlled waste and mining waste operations.

Lancashire County Council Highways Development Control – No objection. The impact of the proposed development traffic can be mitigated so as not to cause a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. Should the application be approved conditions are requested to reflect those on the previous permissions including hours of working, wheel washing,



sheeting of vehicles, records of vehicle movements through site access and restriction on the number of movements (No more than 60 heavy goods vehicles (HGVs), as defined in this permission, shall enter, or leave the site in any one day during Mondays to Fridays, inclusive, and no more than 30 heavy goods vehicles (HGVs) shall enter, or leave the site on Saturday. No such vehicles shall enter or leave the site on Sundays or Public Holidays).

Representations – The application has been advertised in the local newspaper, by site notice, and neighbouring residents have been informed by individual letter. Two objections have been received on the following grounds:

- The quarry traffic, specifically the large wagons, have been a blight on the village of Waddington for years and years. The volume of this traffic has, at times, been excessive with lorry after lorry coming through the village and up the Fell Road. The Fell Road is a 'B' road and was never designed to accommodate wagons travelling up and down it for six days a week. Further, the speed of the wagons can be frightening.
- Pollution from the wagons is evident by the collection of dirt/black matter on the verge sides of the Fell.
- The mental health and physical wellbeing of local residents has improved significantly since the wagons have stopped travelling to the Quarry.
- Heavy goods vehicles (HGVs) are a danger to pedestrians.
- The fell road is not of sufficient standard to accommodate heavy goods vehicles (HGVs).
- Flooding is frequent and water damage is prevalent up and down the fell road.
- Every morning and night school buses stop at each house as the road is not safe for children to walk up and down.
- By extending the life of the quarry the owners would make even more money and the rest of the area, residents and environment would suffer. The quarry has to close as that is what was agreed.

Advice

The principle of mineral extraction at Waddington Fell Quarry has already been established. It is therefore necessary to assess the acceptability of extending the duration of mineral working until 1 July 2026 and final restoration to be completed by 1 July 2027.

Section 73 of the Town and Country Planning Act 1990 enables an applicant to apply to develop land without compliance with conditions attached to an extant previous planning permission. Under Section 73 a local planning authority may amend or remove conditions but may not fundamentally change the permission. A successful Section 73 application results in the grant of a new planning permission and therefore the original permission remains intact. A developer may then elect between them.

The applicant states that Waddington Fell Quarry is an important source of local building stone. Traditional stone production from the quarry has produced 'buff' or white stone and in more recently worked areas a 'heather' or pink stone. The stone is ideal for cutting and producing crushed rock aggregate. It has also been a source



of high-quality washed sand aggregate and in particular asphalt sand, which is of limited supply in the North West of England.

The remaining permitted stone reserve is located in the north-eastern corner of the quarry and is the area where the stone saw shed, and workshops were located. These buildings have been removed and the stone underlying this area is now being worked. While the mineral reserves at the quarry are limited, there is still mineral to be worked and the recent removal of the old aggregate processing plant has released an additional area for mineral extraction (still within the confines of the approved mineral extraction boundary), which is unlikely to be fully worked by the current end date of December 2023. The applicant now proposes to extend the period for working stone to July 2026. This date is based on the available reserve and the current estimates for the commencement of importation of tunnel arisings from the Haweswater Aqueduct scheme.

With the removal of the old processing plant and the intention to work the remaining stone with mobile plant, the applicant has calculated that there is still around 98,800m³ of consented stone remaining (based on a topographic survey undertaken in August 2023). This equates to approximately 200,000 tonnes of stone. There have been approximately 30,000 tonnes of stone worked between the period of October 2022 and August 2023 (as determined by the two topographic surveys). This equates to about 40,000 tonnes for a full year.

Permission has recently been granted to allow tunnel arisings from the proposed Haweswater Aqueduct project to be deposited in the quarry void (see application ref LCC/2021/0015). However, a time extension for the quarry would be unlikely to conflict with that proposal to any significant degree as permission has only just been granted for the Haweswater Aqueduct scheme, which includes conditional and planning obligation requirements that have to be addressed first before works can commence. The tunnelling operations are therefore unlikely to commence until at least 2026. To provide some additional assurance, it is recommended that any time limit extension for quarrying to 2026 should be conditional upon mineral extraction and stone exportation ceasing prior to any tunnel arisings being deposited.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework sets out the Government's planning policies and is a material consideration in planning decisions.

When determining planning applications Paragraph 217 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.

Forest of Bowland National Landscape (former Area of Outstanding Natural Beauty)

The site is located within the Forest of Bowland National Landscape (former Area of Outstanding Natural Beauty) and is surrounded by the Waddington Fell and Browsholme Moor Biological Heritage Site. Paragraph 182 of the National Planning Policy Framework advises that great weight should be given to conserving and



enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and the scale and extent of development within designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 183 of the National Planning Policy Framework instructs that planning permission should be refused for major development in Areas of Outstanding Natural Beauty other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The proposal does not relate to new development or an extension to the working area and there would be no additional landscape impacts on the Area of Outstanding Natural Beauty. The quarry has existed in the local landscape for many years and on this basis, it is considered that there would be no conflict with the aims of the National Planning Policy Framework in this respect.

Pollution control

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.

There are no residential properties in close proximity to the quarry and the most significant disturbance would likely be from a continuation of heavy goods vehicle (HGV) movements for a further 2½ year period in particular through Waddington village. Issues such as vehicle number restrictions, wheel cleaning and hours of operation are covered in the highway matters section below.

Highway matters

Paragraph 115 of the National Planning Policy Framework makes it clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The policies of the Development Plan in particular DM2 of the Joint Lancashire Minerals and Waste Local Plan seek to ensure that proposals for minerals and waste



development do not give rise to unacceptable traffic and road safety problems or unacceptable effects on amenity along the routes used.

The applicant anticipates that mineral would be worked and removed at a rate of around 50,000 tonnes per annum, which is estimated to equate to approximately eight loads per day, which is significantly below the maximum approved rate of 60 heavy goods vehicle (HGV) loads per day under the extant planning permission. The remaining tonnage would take four years to extract at the estimated maximum rate of 50,000 tonnes per annum. The extension in time sought is however for a maximum period of 2.9 years i.e. until the date when the importation of Haweswater Aqueduct tunnel arisings is anticipated to commence. Any stone which has not been extracted at the point in time when tunnel arisings are due to be imported to site, would remain unworked.

The vast majority of heavy goods vehicles (HGVs) associated with the existing quarry operation travel from the site down through Waddington village and current average movements are typically well below the permitted limits. In view of the projected stone removal rates and estimated vehicle movements it is considered reasonable to reduce the daily heavy goods vehicle (HGV) limits to 30 heavy goods vehicles (HGVs) allowed to leave the site per working day Monday to Friday and 15 heavy goods vehicles (HGVs) allowed to leave the site on Saturdays to account for the shorter working day. This would give greater protection to the amenity of local residents, businesses and other road users while providing sufficient transportation allowance to cover the remaining mineral reserves but also provide flexibility for the site operator should there be an upturn in stone demand.

Concern has previously been raised about the deteriorating surface condition of the quarry entrance. However, this area has recently been resurfaced, which should address the issue of loose debris being deposited on the highway.

Lancashire County Council Highways Development Control have raised no objection subject to imposition of existing conditions regarding highway matters. They are also aware of the recent improvements to the quarry entrance.

Flood risk and water management

The quarry floor is currently partially flooded at approximately 337m Above Ordnance Datum (AOD) with the lowest base of excavation a few metres below. Other parts of the quarry floor are dry as it rises up to 338m Above Ordnance Datum (AOD) and beyond. There is little or no pumping (just occasionally to supplement supplies for the washing plant and office building) and it is assumed that the perched water naturally percolates through the rock but tends to stabilise at 337m Above Ordnance Datum (AOD). During dry spells the water level drops slightly as surface water inputs decline.

The site is not within a flood risk zone. The proposed time extension would not be affected by flooding and would not increase flooding elsewhere. There is sufficient capacity, containment and infiltration potential on site to ensure there would be no surface water management issues. The Lead Local Flood Authority has raised no objection.



Human Rights

The Human Rights Act 1998 requires the County Council to take into account the rights of the public under the European Convention on Human Rights and not to act in a manner incompatible with those rights. Article 1 of Protocol 1 states that an individual's peaceful enjoyment of their property shall not be interfered with except as is necessary, in accordance with the law and as is proportionate.

Activity at the quarry and associated vehicle movements would be unlikely to generate a degree of impact on neighbouring properties, which would breach these rights. However, it is considered that any potential impacts could be minimised through the recommended planning conditions.

Conclusion

The proposed time extension for Waddington Fell Quarry would allow for the extraction of the remaining stone reserves until 1 July 2026. The quarry operation is well understood, and the most significant impact is the movement of heavy goods vehicles (HGVs) along Slaidburn Road and through Waddington Village. Given the great weight that is attached to the benefits of mineral working in the National Planning Policy Framework and the relatively short time extension that is requested in relation to the history of the quarry at this location, it is considered that permission should be granted subject to compliance with previously accepted conditions as amended by the extended time limit and reduced heavy goods vehicle (HGV) numbers limit. The development accords with the policies of the National Planning Policy Framework, the Development Plan and is acceptable in relation to any other material considerations.

Recommendation

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

Time Limits

1. The mining operations authorised by this permission shall cease not later than 1 July 2026 or prior to the first deposit of Haweswater Aqueduct tunnel arisings, whichever is the earlier. The site shall be progressively restored in accordance with the conditions of this permission with restoration being completed in its entirety by 1 July 2027.

Reason: Imposed pursuant to schedule 5 of the Town and Country Planning Act 1990 and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028



Working Programme

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

- a) Submitted Plans and documents:

Drawing no. AA/WAD/S73/01 - Location Plan (Sept 2023)
Drawing no. W20/06 - Current Situation (Nov 2005)
Drawing no. 1980/6 - Final Development Plan (Jan 2012)
Drawing no. 1980/7 - Restoration Scheme (Dec 2011)
Drawing no. 1980/8 - Cross Sections (Feb 2012)

- b) All details approved in accordance with this permission.

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

Site Operations

3. Quarry working and restoration shall be as shown on drawing nos. 1980/6 - 'Final Development Plan, drawing no. 1980/7 - Restoration Scheme and Drawing no. 1980/8 - Cross Sections.

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

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 development.

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

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

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



6. No mining operations shall take place below a depth of 335 metres Above Ordnance Datum (AOD).

Reason: To secure satisfactory restoration and to safeguard local watercourses and drainages and avoid the pollution or derogation of any watercourse or groundwater resource and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

7. No operations or any buildings, structures or erections or the storage of plant, machinery, scrap metal or similar materials, stockpiles or storage of quarry products shall be located or take place on the land outside of the boundary of quarrying as indicated on drawing no. W20/06.

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

8. Stockproof hedges, fences or walls shall be provided and maintained around the perimeter of the sites at all times until the restoration and aftercare period is completed.

Reason: In the interests of public safety and local agriculture and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Hours of Working

9. No mining operations or restoration shall take place outside the hours of:

0630 to 1830 hours, Mondays to Fridays (except public holidays)
0630 to 1200 hours on Saturdays

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

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

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

10. Notwithstanding Condition 9, no heavy goods vehicles (HGVs), as defined in this permission, shall leave the site before 0700 hours Mondays to Saturdays inclusive.

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



Pollution Control

11. The use of explosives shall only take place between the hours of 1000 to 1830 hours, Mondays to Fridays and at no other time.

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

12. All plant, equipment and other 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 land users and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

13. Measures shall be taken to ensure that no dust or wind-blown 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.

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

14. Provisions 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 water resources and drainages and avoid pollution of any watercourses or groundwater resources and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

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

Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

16. 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 container's total volume and shall enclose within their curtilage all fill and draw pipes.

Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.



Highway Matters

17. Wheel cleaning facilities shall remain available for use at all times during the development so as to ensure that no debris from the site is deposited by vehicle wheels upon the public highway and shall be maintained in full working order at all times throughout the development.

Reason: In the interests 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 facilities required under Condition 17 shall be used by all heavy goods vehicles (HGVs) leaving 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 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 boundary of the site shall, throughout the development, be metalled and drained and kept clear of debris along its entire length.

Reason: In the interests 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. All vehicles transporting minerals from the site of a size less than 200mm in any one direction 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 comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

21. A written record shall be maintained at the site office of all Heavy Goods Vehicle movements into and out of the site. Such records shall contain the vehicles' weight, vehicle registration number, and the time and date of the movement and shall be made available for inspection by the County Planning Authority or his representative on request. The record shall be retained for a period not less than 18 months and kept available for inspection.

Reason: In the interests 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.



22. No more than 30 heavy goods vehicles (HGVs), as defined in this permission, shall enter, or leave the site in any one day during Mondays to Fridays, inclusive, and no more than 15 heavy goods vehicles (HGVs) shall enter, or leave the site on Saturday. No such vehicles shall enter or leave the site on Sundays or Public Holidays.

Reason: In the interests 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.

Restoration

23. All available topsoil, subsoil and peat shall be stripped from any part of the site before that part is excavated or is traversed by heavy goods vehicles (HGVs), plant or machinery, or roads, buildings, plant yards or stores are constructed on it. All stripped topsoil, subsoil and peat shall be utilised 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.

24. No topsoil, subsoil or peat shall be sold or otherwise removed from 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.

25. Restoration of the site shall be carried out in accordance with the details shown on drawing no. 1980/7 - Restoration Scheme.

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

Aftercare

26. Quarry aftercare shall be undertaken in accordance with details set out in the document entitled 'Waddington Fell Quarry Aftercare Scheme – Planning Consent Ref: 03/06/0095' for a period of five years following the certification in writing that the works of restoration are complete.

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

27. Within one month of each anniversary of the date of this permission until the end of the aftercare period referred to in this permission, a report shall be submitted to the County Planning Authority recording in detail, as appropriate, the operations carried out on the land during the previous 12 months in respect of mineral extraction and measures taken to implement the restoration



and aftercare provisions and setting out the intended operations for the next 12 months.

With respect to restoration and aftercare the report shall contain the following:

- (i) The data obtained from the monitoring of any vegetation restored after the date of this permission. This shall be carried out by a competent ecologist with previous experience of upland heath vegetation; and
- (ii) Details of the proposed management of the vegetation referred to in (i) above for the following 12 months.

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

28. A topographical survey shall be submitted to the County Planning Authority annually within one month of the anniversary of the date of this permission until the completion of restoration, as defined in this permission. The survey shall have been carried out within the two months preceding the anniversary of the date of this permission 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 a 10 metre grid survey identifying levels relating to ordnance datum and is contoured at one metre intervals, 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 the planning permission and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan.

Definitions

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

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

Paper	Date	Contact/Ext
LCC/2023/0039	February 2024	Robert Hope Planning and Environment 01772 534159

Reason for Inclusion in Part II, if appropriate

Not applicable

