

TEN YARDS LANE QUARRY, THORNTON, BRADFORD



WASTE RECOVERY PLAN

On behalf of

BIRKS ROYD STONE LTD

Ref : 24061

November 2024

DOCUMENT ISSUE RECORD

Contract No.	24061
Client	Birks Royd Stone Ltd
Contract	Ten Yards Lane Quarry Permit application
Document Title	Waste Recovery Plan

Prepared by:

Philip Sharland BSc (Hons) Assoc MRTPI
Senior Planning Consultant
Silkstone Environmental Ltd.



Certified by:

Mark Barrett BSc (Hons) MSc CEng
Managing Director
Silkstone Environmental Ltd.



Contents

Section.	Title	Page No.
1.	Introduction	4.
2.	Principal Objectives	5.
3.	Proposed Scheme	5.
4.	Engineering Material Specification	7.
5.	Recovery vs Disposal Criteria	8.
6.	Conclusion	10.

Appendices

1. **Drawings**
Site Location Plan
Waste Recovery Area
Cross Sections
2. Previously Approved WRP Letter 2011
3. Existing Planning Permission

1. Introduction

- 1.1 Birks Royd Stone Ltd operates a quarry known as Ten Yards Lane Quarry. The quarry is located just off Ten Yards Lane, Thornton, Bradford, West Yorkshire, BD13 3SE. The current operator has worked the quarry since July 2001. Grid reference for the quarry is SE 08024 34046.
- 1.2 The quarry is currently planning permitted by permission no. 20/04618/VOC for the extraction of sandstone. A site location plan of Ten Yards Lane Quarry is provided on drawing no.22256/100 in Appendix A.
- 1.3 The quarry is worked for sandstone block and flagstone of the Elland Flagstone series of the Lower Carboniferous (Westphalian A) geological strata.
- 1.4 The current planning permitted quarrying operations result in a shortfall of the final 2m depth of material required to restore the site back to original ground levels and its previous agricultural use. Planning permission no. 20/04618/VOC in Appendix B, Condition 5 permits for the importation of suitable inert material to complete the quarry restoration and for the land to be suitable for agricultural use.
- 1.5 Condition 5 states:

'The importation of waste material for restoration purposes, shall be undertaken in accordance with section 3.2 of "SUPPORTING STATEMENT Prepared by SILKSTONE ENVIRONMENTAL LTD. On behalf of BIRKS ROYD STONE LTD" dated October 2020 and shall not exceed 58,800 m3'
- 1.6 Part of the quarry has been restored to date using available quarry backfill. The remainder of the quarry which is still being worked requires the importation of inert material to complete the quarry restoration. The shortfall of material to achieve the planning permitted restoration profile is 58,800m³ (approximately 100,000 tonnes)
- 1.7 A previous Waste Recovery Application for this site was submitted in 2011 and this proposal is the same that was previously considered and approved as a waste recovery activity, Ref EAWML 103392.
- 1.8 In July 2022, the operator submitted a standard rules permit application, (Ref EPR/WE8469AB/A001) including the Waste Recovery Plan which was previously approved in 2011. Copy of the confirmation is included in Appendix C.
- 1.9 The permit was rejected and returned on the 19th October 2023 due to the proximity of an historic landfill dating back to the 1980's so we were advised that a Standard Rules Permit would not be applicable. Also, the previous WRP was considered to be out of date due to changes in guidance and therefore this document is an updated version of the report submitted and approved in 2011.
- 1.10 Prior to applying for a bespoke recovery permit, this Waste Recovery Plan (WRP) is provided to demonstrate the proposed activity is Waste Recovery. This report provides the information needed to satisfy the criteria for Waste Recovery.

2. Principal Objectives

- 2.1 The operator's principal objectives are to meet a planning obligation by importing inert restoration materials to reinstate the land back to the approved planning permitted levels, which will enable a more beneficial end use of the land for agricultural use to create a free draining landform. Without the importation of inert materials, the land would only be able to be restored to a low level therefore become heavily saturated and the land would not be fit for agricultural farmland.
- 2.2 The approved restoration drawing, Ref 20126/452 (Rev C) shows the final land contours with the land being restored back to agricultural use.
- 2.3 The minimum volume of waste needed to create the landform on the approved restoration plan to make up the shortfall from mineral extracted is approximately 58,800m³.
- 2.4 In accordance with the NPPF (National Planning Policy Framework), the proposals should ensure that the site is restored to beneficial after use at the earliest opportunity and to high environmental standards which cannot be achieved without inert waste for recovery of the land.

3. Proposed Scheme

- 3.1 The operator is currently working the remaining reserves of sandstone at the Ten Yards Lane quarry in accordance with planning permission 20/04618/VOC and associated plans in Appendix A. The planning permission also stipulates a requirement to import inert material to complete the site restoration as there is a shortfall of available backfill at the quarry. The permission for extraction and restoration of the site expires on the 5th November 2033
- 3.2 Condition 5 states:

'The importation of waste material for restoration purposes, shall be undertaken in accordance with section 3.2 of "SUPPORTING STATEMENT Prepared by SILKSTONE ENVIRONMENTAL LTD. On behalf of BIRKS ROYD STONE LTD" dated October 2020 and shall not exceed 58,800 m³'
- 3.3 The approved Restoration and After Care Scheme stated by the current planning permission for Ten Yards Lane quarry describes the key elements of the permitted restoration scheme as being;
 - The creation of an attractive landscaped setting
 - The integration of the new land form within the surrounding landscape
 - The creation of a sustainable planting area
 - The creation of productive agricultural enclosures
- 3.4 The planning permitted restoration profile is shown on drawing no 20126/452 Rev C. The cross sections are shown on drawing 22256/101 in Appendix A.
- 3.5 The operator proposes to import inert waste from off-site sources to make up the shortfall of the final 2m depth of the quarry restoration. If the operator was not permitted to import inert waste, then the quarry restoration would need to be completed using non-waste material (i.e. virgin rock) instead. It is not considered a sustainable option to use non-waste material such as virgin rock to complete the final 2m shortfall of the restoration scheme.

- 3.6 Without the backfill shortfall being made up with imported inert waste, the landform of the backfilled worked quarry area would be 2m below the surrounding land, resulting in surface water ingress. The resulting landform would be susceptible to surface water ponding and water logging and would become marshy. The land would not be suitable for agricultural use, contrary to the current planning permission requirements. The area of land at Ten Yards Lane quarry which requires the 2m depth of imported fill is identified on the plans in Appendix A.
- 3.7 EA regulatory guidance series No EPR 13, *Defining Waste Recovery: Permanent Deposit of Waste on Land* is the current guidance available for consideration of waste recovery and use of waste on land proposals. The guidance was referred to in preparing this Waste Recovery Plan. Particular attention was given to the requirements of Appendix 3 *Checklist to aid production of a Waste Recovery Plan*.
- 3.8 It is argued that the current planning permission and stated Restoration Scheme confirms the planning authority position in regards to the need for the proposed scheme to be implemented. Furthermore, it is clear indication that without the importation of the 2m depth of inert fill, to account for the shortfall of available material on site, then the quarry cannot be restored to a sufficient standard for agricultural use in accordance with the planning permission objectives as stated in the Restoration and After Care Scheme.
- 3.9 It is considered that the use of imported inert waste material to complete the restoration scheme at Ten Yards Lane Quarry is consistent with the requirements stated in EPR 13 *Defining Waste Recovery* guidance.
- 3.10 As the quarry is still operational and there are still sandstone reserves to be extracted, but subject to the granting of an environmental permit, the proposed importation rate of 15,000 tonnes per annum, it would take approximately 6 to 7 years to complete.
- 3.11 The material to be used would continue to comprise of uncontaminated inert material which provides the required engineering criteria. The table below outlines the ECW waste codes we intend to import.

Table 1. EWC codes of wastes to be used on land at Ten Yards Lane quarry

Waste code	Description	Source	Tonnage (estimate)
17 01 01	Concrete	Demolition sites	2940 (5%)
17 01 02	Bricks	Demolition sites	2940 (5%)
17 01 03	Tiles and ceramics	Demolition sites	2940 (5%)
17 01 07	Mixtures of concrete, bricks, tiles and ceramics	Demolition sites	17640 (30%)
17 05 04	Soil and stones	Excavation sites	29400 (50%)
20 02 02	Soil and stones	Excavation sites	2940 (5%)

- 3.12 The operator will ensure that material imported to the site is inert and non-hazardous in nature.
- 3.13 Inert material will be delivered to the site by rigid body HGV, and will be deposited at the area of restoration active at the time.
- 3.14 Each delivery of inert material shall be inspected by the operator to ensure that it is compliant with the waste types detailed in Table 1 above. Upon satisfactory inspection, the material will be deposited. The operator shall ensure that non-compliant waste is not accepted at the site.
- 3.15 Deposited material will be periodically checked by an independent engineer for compliance with the relevant standards.

- 3.16 Unsuitable waste materials shall not be accepted at the site. The following wastes are considered unsuitable material.
- i) Peat, material from swamps, marshes and bogs.
 - ii) Logs, stumps and perishable material.
 - iii) Material in a frozen condition.
 - iv) Material susceptible to spontaneous combustion.
 - v) Any domestic waste.
 - vi) Clay of liquid limit exceeding 80% and/or plasticity index exceeding 55%.
 - vii) Any putrescible, organic, biodegradable or hazardous material.
 - viii) Untreated material from any contaminated site.
 - ix) Any material which comprises less than 95% by volume inert excavation and demolition waste such as bricks, concrete, soil, subsoil and related inert demolition waste and waste products.
 - x) Any material which contains more than trace and fragmentary quantities of material for which established recycling provision exists i.e. glass, plastics, paper and card, metals, machinery, consumer goods etc.
- 3.17 In any case, waste materials and EWC codes other than those stated in Table 1 shall not be accepted at the site.
- 3.18 It is proposed that suitable inert waste material be imported to the site to complete the final 2m depth of the restoration profile (excluding subsoil and topsoil cover). Subsoil and topsoil which was stripped from the land prior to stone extraction is currently stored around the site perimeter. Upon completion of inert fill importation to the site, subsoil and topsoil cover will be placed on the land to complete the restoration in accordance with the approved restoration scheme.
- 3.19 An assessment was made of the minimum volume of waste material required to complete the quarry restoration such that it is suitable for the agricultural use as stipulated by the planning permission. The total volume of inert waste calculated to be the minimum volume required is 58,800 cubic metres (m³).
- 3.20 Based on a waste conversion of 1.7 tonnes per cubic metre of waste, the proposed waste for recovery scheme requires the importation of approximately 99,960 tonnes of inert waste.
- 3.21 Should the quarry not be restored to the level required as a consequence of insufficient volume of material, the landform would comprise a bowl shape and surface water from surrounding land would drain onto it resulting in waterlogged, marshy land which would be and prone to flooding and ponding of surface water. Such land would be unsuitable for the agricultural use specified in the planning permission.
- 3.22 The operator shall ensure that inert waste imported to the site is accompanied with information including chemical testing, and details of the source of material (specifically, the excavation site location).

4. Engineering Materials Specification

- 4.1 The following are representative of the minimum parameters for inert mainly granular non-cohesive fill material generally considered suitable for fill in circumstances where there is no requirement for slopes.
- 4.2 The fill material should be checked by the operator periodically to ensure that its properties broadly comply with this specification. Any significant apparent deviation from the specification should be discussed with an appropriately qualified engineer and if necessary site inspection, site testing and/or laboratory testing should be performed to ensure the stability of the filled area.

- 4.3 The intention for the filled area of this site is that it is filled to a level surface. The level surface will then have subsoil and topsoil applied and will be used for agricultural purposes. In these circumstances, the range of materials that can be used is wide and the risk of significant settlement, particularly considering the subsequent proposed use, is very low. Therefore there are no specific engineering parameters stated for the materials.

5. Recovery V Disposal Criteria

- 5.1 The following section attempts to address the **Recovery V Disposal** Criteria provided in Environment Agency Regulatory Guidance Series, No EPR 13. *Defining waste recovery: permanent deposit of waste on land.* Relevant recovery assessment criteria is discussed, based on information provided in this report.

Is there a clear benefit from the activity?

- 5.2 There are a number of benefits provided from the proposed activity as follows;
- To enable the quarry to be restored back to agricultural use
 - To provide a free draining field which without importation would leave a large void which would inevitably fill with water
 - If the inert waste is not used as restoration material at Ten Yards Lane Quarry, it will need to be disposed at a landfill so is a beneficial use of this material

Is the recovered waste material suitable for its intended use?

Inert waste (construction and demolition) is generally recognised as ideal fill material to make up the shortfall of extracted mineral to enable the land to be restored back to original ground levels and a beneficial after use.

Is the minimum amount of waste being used to achieve the intended benefit?

- 5.3 To replace the volume of mineral that has already and remains to be extracted has been estimated as a minimum volume of 100,000 tonnes to achieve the planning permitted restoration levels.

Is the waste being used as a substitute for a non-waste material?

- 5.4 The operator fully intends to carry out the proposed scheme by importation of suitable engineering material from the stone processing operations at the adjacent factory.
- 5.5 The use of waste material instead of non-waste for the proposed engineering purpose is considered to be consistent with the legal framework for Waste Recovery as stated in the Article 3 of the Waste Framework Directive.
- 5.6 The Waste Framework Directive and in particular paragraph 17a states
- (17a) backfilling ' means any recovery operation where suitable non-hazardous waste is used for purposes of reclamation in excavated areas or for engineering purposes in landscaping. Waste used for backfilling must substitute non-waste materials, be suitable for the aforementioned purposes, and be limited to the amount strictly necessary to achieve those purposes'*
- 5.7 It is stated that the proposed use of inert waste material to be used as restoration material at the site instead of virgin crushed rock/aggregate satisfies the substitution reference in the Waste Framework Directive.

Will the proposal be completed to an appropriate standard?

- 5.8 The proposed scheme is required to enable the site to be restored to planning permitted levels and back to agricultural use. suitable for agricultural use.
- 5.9 The proposed scheme has been designed to give an effective and lasting benefit, for agricultural use and from an improved land drainage aspect.
- 5.10 The raising of the quarry basal elevation and drainage system construction will be carried out in accordance with the plans and cross sections provided. The scheme will be regularly surveyed and inspected by independent engineer to verify it is completed to an appropriate standard. The completed scheme shall be in accordance with the relevant plans and the requirements stated in the WRP.

6. Conclusion

- 6.1 The submitted scheme has been proposed to enable the quarry to be fully restored to an effective and beneficial end use which cannot be achieved with the current waste recovery contour scheme.
- 6.2 The scheme has a projected working programme of approximately 6 to 7 years based on a average infill rate of 15,000 tonnes per annum. However, waste input quantities may vary periodically depending on the availability of suitable material from the stone processing operations at the factory at Cromwell Wood Quarry.
- 6.3 The required restoration profile will be demonstrated by periodic survey and setting out, as directed by the operator in consultation with an independent engineer. Confirmation of completion will be provided by a final topographic survey and inspection and sign off by an independent engineer.
- 6.4 This document forms the required Waste Recovery Plan and details operations proposed by the site operator. In providing a Waste Recovery Plan, the operator wishes to establish that the principal of Waste Recovery for the scheme and requests confirmation from the Environment Agency.

Silkstone Environmental
November 2024

Appendix 1: Drawings



LEGEND

- Bottom Of Bank
- Top Of Bank
- Fence
- Road
- Wall
- Normal Contour (1m AOD)
- Prominent Contour (5m AOD)

- Planning Permission Boundary
- Waste Recovery Area

Silkstone
Environmental Ltd

www.silkstoneenvironmental.co.uk

7, Hall Annex, Thorncliffe Park, Chapeltown, Sheffield, S35 2PH
Tel (0114) 2573487 www.silkstoneenvironmental.co.uk

The copyright of this plan and its contents are the sole property of Silkstone Environmental Ltd and must not be copied or shown to third parties without prior consent of the Company or its clients.

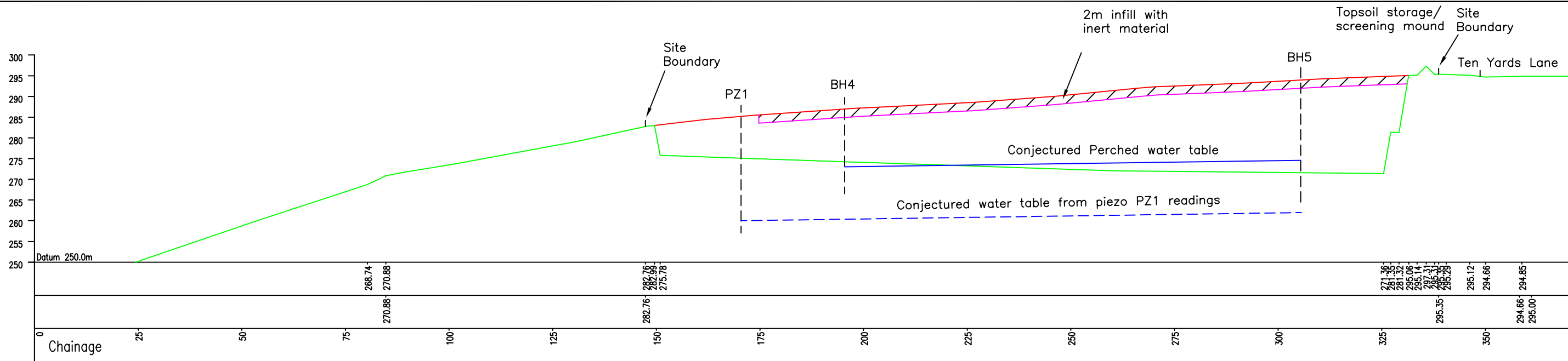
Rev	Description	Date

Client:
BIRKS ROYD STONE

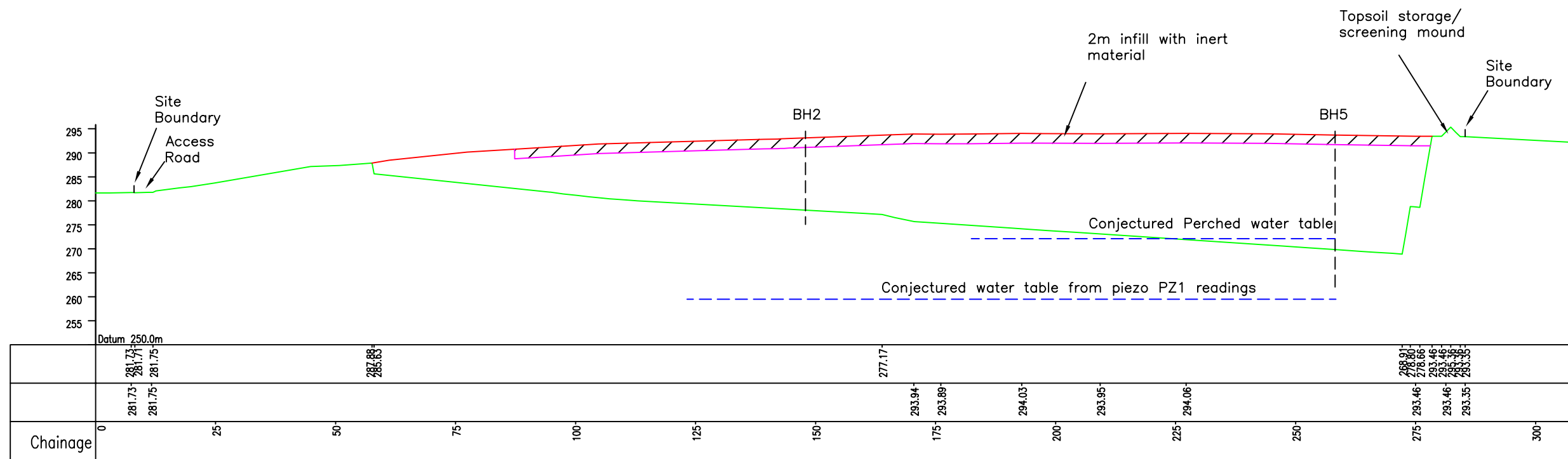
Project:
**TEN YARDS LANE QUARRY
RECOVERY PERMIT APPLICATION**

Plan Title:
EXISTING SITE PLAN

Project No. 22256	Dwg No. 22256/100	Rev
Date: July '22	Drawn: PS	Chkd: MB Scale: 1:1000 @ A2



Section 1-1'



Section 2-2'

Silkstone
Environmental Ltd

www.silkstoneenvironmental.co.uk

7, Hall Annex, Thorncliffe Park, Chapeltown, Sheffield, S35 2PH
Tel (0114) 2573487 Fax (0114) 2573459

The copyright of this plan and its contents are the sole property of Silkstone Environmental Ltd and must not be copied or shown to third parties without prior consent of the Company or its clients.

LEGEND

- Total excavation profile
- Restoration profile
- Limit of infill material

Rev	Description	Date	Drawn	Chkd	Client: BIRKSROYD STONE LTD	
					Project: TEN YARDS LANE QUARRY RECOVERY PERMIT APPLICATION	
					Plan Title: CROSS SECTIONS	
					Project No. 22256	Dwg No. 22256/101
					Date: July 2022	Rev
					Scale: 1:1000@A3	



LEGEND

- APPLICATION BOUNDARY
- FIELD BOUNDARY
- RESTORATION CONTOURS
- EXISTING WOODED/PLANTED AREA
- AGRICULTURAL LAND
- ADDITIONAL TREE/HEDGEROW PLANTING

C	Further Hedgerow Added	01/21	PS	MB
B	Additional Hedgerow	01/21	PS	MB
A	Additional Woodland Planting	12/20	PS	MB
Rev	Description	Date	Drawn	Chkd

Client:
BIRKSROYD STONE LTD.

Project:
TEN YARDS LANE QUARRY

Plan Title:
LANDSCAPE & RESTORATION PLAN

Silkstone
Environmental Ltd

www.silkstoneenvironmental.co.uk

7, Hall Annex, Thorncliffe Park, Chapeltown, Sheffield, S35 2PH
Tel (0114) 2573487 Fax (0114) 2573459

Project No. 20126	Dwg No. 20126/452	Rev C
Date: OCT 2020	Scale: 1:1500 @ A3	

The copyright of this plan and its contents are the sole property of Silkstone Environmental Ltd and must not be copied or shown to third parties without prior consent of the Company or its clients.

Mr. M Wilson
Silkstone Environmental Limited
7 Hall Annex
Thorncliffe Park
Chapeltown
Sheffield
S35 2PH

Our ref: EAWML 103392
Your ref: TYL-WRP-01

Date: 16th September 2011

Dear Mr. Wilson

Environmental permitting – Recovery or Disposal Operation

Pre-Application Number:

Proposed Operator: Birks Royd Stone

Regulated facility: Ten Yards Lane Quarry

Site Address : Ten Yards Lane Quarry, Thornton Bradford

As part of our pre- application discussions you have submitted information to us that includes your assessment that the activity you wish to undertake at your site, amounts to a recovery operation. We have now fully considered your submission and we would like to advise you that:

We agree with your assessment that your activity is a recovery operation. This advice is based on the information you have provided in relation to waste types, amounts and nature of proposal including any proposed landform. If you change any of these between now and when you submit an application form, this advice may no longer apply.

For the sake of clarity, the following documents are considered to form the approved waste recovery plan;

- Waste recovery plan Ten yards Lane Quarry Document Reference TYL-WRP-01

If you have any questions please phone me or email Hannah.loughlin@environment-agency.gov.uk.

Yours sincerely

Hannah Loughlin
Permitting Officer

Recovery v Disposal Advice record

Name and contact details of Officer giving the advice	Hannah Loughlin Hannah.loughlin@environment-agency.gov.uk
Name of the proposed operator	Birks Royd Stone
Name of the site	10 yards lane quarry
Document reference for the submitted waste recovery plan	Waste recovery plan ten yards lane quarry – Document Reference TYL-WRP-01
Outline of the proposals for waste recovery including the main issues permitting officer considered: The applicant is proposing to import 99,960 tonnes of inert waste material for quarry restoration. The material will be used for the restoration of the top two metres of the site. The rest of the fill/restoration will utilise materials present on site. The site will be returned to agricultural use. As the quarry is still a working quarry the restoration will take place as a phased operation over a 10 year period, with approx 10,000 tonnes of material being imported onto site each year. They have been undertaking this work under a paragraph 9 exemption for 4-5 years.	
Advice given to Applicant: 1, Is there a clear benefit to from the activity. There is a benefit from returning the site to agriculture use. Also restoring the quarry to the stated level would prevent the area becoming flooded/boggy and unfit for agricultural use. However stating the work needs to be completed in accordance with planning permission is not a benefit. 2, Is the recovered waste material suitable for it's intended use? All waste streams listed are suitable for recovery work. 17 01 01, 17 01 02, 17 01 03, 1701 07 and 17 05 04 are all suitable for infill work and 17 05 04 and 20 02 02 are suitable for the agricultural restoration aspect of the work. 3, Is the minimum amount of waste being used to achieve the intended benefit? The applicant has stated that they will require 99,960 tonnes of waste to undertake this work. Our calculation based on the same principle as the applicants show 98,600 tonnes would be required. The difference in calculation maybe due to the way in which both parties have under taken the calculations. However the amount of waste to be used is not excessive. 4, Is the waste being used as a substitute for a non waste material? The applicant has stated that the work could be done using non waste/virgin materials however this is not considered to be a sustainable use of resources. The majority of the restoration work on site will be undertaken using backfill material present on site no additional materials are needed for this work. 5, Will the proposal be completed to an appropriate standard? The work will be completed inline with the planning permission for the site, the restoration and aftercare scheme, and the work and construction methods will be inspected by independent engineers. This proposal can be considered recovery. Please note: Waste recovery plans should not be submitted to the Permitting Support Centre in Sheffield. They should be submitted to the RvD inbox (Recovery Versus Disposal inbox) via the Environment Officer for the site or the local Environment Management team.	
Date advice given: 16/09/11	
Time Spent (minutes): Total 120	

Appendix 2: Previously Approved Waste Recovery Confirmation

Appendix 3: Current Planning Permissions

Application No: 20/04618/VOC

GRVOCZ

**TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr Stephen Black
Birks Royd Stone Ltd
C/O Mr Philip Sharland
Silkstone Environmental Ltd
7 Hall Annex Thorncliffe Park
Chapelton
Sheffield
S35 2PH**

**GRANT OF APPROVAL TO VARY OR REMOVE CONDITION OF PLANNING
PERMISSION**

Proposal: Variation of conditions 1 (time limit) and 32 (revised restoration) of planning approval 13/01906/VOC

Location: Ten Yards Quarry Ten Yards Lane Denholme Bradford West Yorkshire

Applicant: Mr Stephen Black

Date Application Received: 12 October 2020

Date Application Valid: 27 October 2020

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. This permission is for the extraction of sandstone and is for a temporary period. The winning and working of minerals shall cease not later than 5th November 2032. The site shall be fully restored, in accordance with a scheme approved under condition 31 below, and all plant, machinery and structures associated with the development shall be removed from site, not later than 5th November 2033.

Reason: To provide for the completion of operations and restoration of the site at the earliest opportunity within the project timescale, in the interests of amenity and the protection of the Green Belt, in accordance with Policies EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

2. The development hereby approved shall only be carried out in accordance with the following documents:-

a) Drawing entitled "Site Location Plan", scale 1:2500, dated Oct 2020, numbered 20126/450;



Application No: 20/04618/VOC

GRVOCZ

- b) Drawing entitled "Working and Phasing Plan", scale 1:1500, dated Oct 2020, numbered 20126/455.
- c) Drawing entitled "Base of Excavation Plan", scale 1:1500, dated Oct 2020, numbered 20126/453.
- d) Drawing entitled "Landscape and Restoration Plan", scale 1:1500, dated Oct 2020, numbered 20126/452 Rev C;
- e) Drawing entitled "Cross Sections", scale 1:1000, dated Oct 2020, numbered 20126/454;

Save where measures are required by the conditions set out elsewhere on this permission, which shall take precedence over the above documents.

Reason: In the interests of amenity and for the avoidance of doubt as to the terms under which this planning permission has been granted, in accordance with Policies EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

3. ***Omitted ***

- 4. The winning and working of minerals, including all excavation works, shall only be undertaken in accordance with the depth and area of extraction shown on plans numbered 20126/453, 20126/4554 and 20126/455.

Reason: In the interests of amenity and the protection of groundwater, policies EN7, EN9 and EN10 of the Bradford Core Strategy WDMD 5 of the Bradford Waste Management DPD.

- 5. The importation of waste material for restoration purposes, shall be undertaken in accordance with section 3.2 of "SUPPORTING STATEMENT Prepared by SILKSTONE ENVIRONMENTAL LTD. On behalf of BIRKS ROYD STONE LTD" dated October 2020 and shall not exceed 58,800 m3.

Reason: For the protection of ground water and in the interests of pollution prevention in accordance with Policies EN7, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

- 6. No waste materials shall be imported onto the site to which this notice relates except inert, uncontaminated, non-putrescible, un-recyclable waste materials for the purposes of restoration.

Reason: In the interests of pollution prevention in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.



Application No: 20/04618/VOC

GRVOCZ

7. The dust mitigation measures outlined in section 5 of "SUPPORTING STATEMENT Prepared by SILKSTONE ENVIRONMENTAL LTD. On behalf of BIRKS ROYD STONE LTD" dated October 2020 shall be implemented in full and adhered to whilst ever the development to which this notice relates subsists.

Reason: In the interests of amenity in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

8. The noise mitigation measures outlined in section 4 of "SUPPORTING STATEMENT Prepared by SILKSTONE ENVIRONMENTAL LTD. On behalf of BIRKS ROYD STONE LTD" dated October 2020 shall be implemented in full and adhered to whilst ever the development to which this notice relates subsists.

Reason: In the interests of amenity in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

9. During operational hours, from 07.30 to 18.00 hours on Monday to Friday and from 07.30 to 13.00 hours on Saturdays, the noise levels produced from activities within the site boundaries shall not exceed the following levels at the specified noise sensitive properties except where permitted under condition 10 below.

- a) Kitchemere House 47dB (A)
- b) Allen Park Farm 47dB (A)
- c) Law Farm 49.6 dB (A)

Reason: To protect the amenities of the local residents in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

10. During operational hours, from 07.30 to 18.00 hours on Monday to Friday and from 07.30 to 13.00 hours on Saturdays, the noise levels specified in condition 9 above shall not be exceeded except for a maximum period of 8 weeks in any 12 month period for soil stripping, soil replacement and screening bund construction operations. During these activities the noise levels generated from the site shall not exceed 70dB(A) at the nearest noise sensitive properties as identified in condition 9 above.

Reason: To protect the amenities of local residents in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

11. Within 21 days of the receipt of a written request from the Mineral Planning Authority a noise monitoring survey shall be carried out to establish if the operations at the site are exceeding permitted noise levels and adversely affecting the occupants of surrounding land. A noise monitoring survey report shall be submitted to the Mineral Planning



Application No: 20/04618/VOC

GRVOCZ

Authority for approval in writing within 7 days of the noise survey being carried out. The noise monitoring shall be undertaken in accordance with the procedures set out in the document entitled "Environmental Noise Monitoring Proposals", dated stamped as received by the Council on 03 February 2010, and, if noise from the quarry is found to be excessive, shall include mitigation proposals to reduce noise to permitted levels.

In the event that written notification is received from the Mineral Planning Authority that the submitted noise monitoring survey report and proposed mitigation measures are not of an acceptable standard, an amended report, revised in accordance with the requirements of the Mineral Planning Authority, shall be submitted for the approval of the Mineral Planning Authority within 21 days of the date of receipt of such notification.

Any approved noise mitigation measures shall be implemented within 7 days of the date on which the noise monitoring report was approved by the Mineral Planning Authority.

Reason: To facilitate the monitoring of noise generated by the site and ensure that any necessary further mitigation is implemented, in the interests of amenity, in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

12. ***Omitted***

13. No artificial lighting shall be installed at the site to which this notice relates.

Reason: In the interests of amenity, to accord with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

14. During phases 7-8 of minerals extraction, the soil bund shall be extended along the area identified as 'Proposed Soil Bund' on drawing 20126/455 and seeded in accordance with the details set out in the letter from Silkstone Environmental dated 29 November 2007, ref 07012, date stamped, as received by the Council on 30 Nov 2007, during the first available seeding period following the formation of the bund.

Reason: To provide a satisfactory degree of landscaping in the interests of visual amenity, to accord with Policies EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

15. The 'Top Soil Storage' bunds, as shown on drawing 20126/455, shall be maintained throughout the extraction phase of the development, in accordance with the maintenance provisions set out in the letter from Silkstone Environmental dated 29 November 2007, ref 07012, date stamped as received by the Council on 30 Nov 2007. The soil stored within the bund shall be re-spread upon the land to form the surface layer of soils during the final restoration phase.

Application No: 20/04618/VOC

GRVOCZ

Reason: To ensure proper management and maintenance of the landscaped areas in the interests of amenity in accordance with Policies EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

16. All available top and sub soils shall be separately stripped from any part of the site before it is excavated or is traversed by heavy vehicles or machinery (except for the purposes of stripping that part of the site or stacking top soil on that part of the site). Topsoil from the phase 7 to 8 extraction areas shown on drawing 20126/455 shall be stored in a bund in the area identified as 'Proposed Soil Bund' on drawing 20126/455. The Proposed Soil Bund shall be seeded and maintained in accordance with the seeding and maintenance provisions set out in the letter from Silkstone Environmental dated 29 November 2007, ref 07012, date stamped as received by the Council on 30 Nov 2007. The soil stored within the bund shall be re-spread upon the land to form the surface layer of soils during the final restoration phase.

Reason: To minimise structural damage to the soil and to aid final restoration in accordance with Policies EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

17. Soil stripping, stockpiling and restoration work shall only be carried out when the material is in a dry and friable condition.

Reason: To minimise structural damage to the soil and to aid final restoration in accordance with Policies EN9 and EN10 of the Bradford Core Strategy.

18. No mounds or deposits of waste, overburden or soil making material shall exceed the height of the bund identified as 'Top Soil Storage ' on drawing 20126/455.

Reason: In the interests of visual amenity and dust minimisation Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

19. ***Omitted***

20. No dewatering of the site shall take place other than with the prior written approval of the Mineral Planning Authority. Should the water table be encountered and dewatering prove necessary at any time during quarrying operations, a scheme providing full details of any dewatering proposals and measures for the protection of the groundwater, shall be submitted to the Mineral Planning Authority for approval in writing. The approved details shall be implemented and maintained whilst ever the development to which this notice relates subsists.

Reason: To protect groundwater and to safeguard the flow of water in underground channels in accordance with Policies EN7, EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

GRVOCZ

21. No vehicles shall enter or leave the site and no working shall take place within the quarry except between the hours of:-

07.30 hours to 18.00 hours Monday to Friday; and

07.30 hours to 13.00 hours on Saturdays.

There shall be no working on Sundays, Bank and Public Holidays.

Reason: To protect the amenities of the local residents, in accordance with EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

22. Not more than 6 HGV movements to and 6 HGV movements from the site to which this notice relates shall take place during any single day. No vehicles shall enter or exit the site on Sundays, Bank or Public Holidays.

Reason: In the interests of highways safety and to protect the surrounding highway infrastructure, EN9, DS4 and DS5 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

23. Whilst ever the development to which this notice relates subsists the 'Site Access' and 'Car Parking Area', identified on drawing numbered 20126/455, shall be checked on a weekly basis by the site management for signs of degradation. The surface of the access and parking area shall be maintained in a condition suitable for site traffic and free of potholes. Any damage to the road surface shall be repaired by infilling with tarmac chippings and rolling to create a level surface.

Reason: In the interests of highways safety and the protection of highways infrastructure, in accordance with Policies EN9, DS4 and DS5 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

24. No HGVs leaving the site shall enter onto the public highway unless their wheels and chassis have been cleaned sufficiently to prevent any mud, dirt or debris from being deposited on the public highway. In the event that any mud, dirt or debris from the site is deposited on the public highway, the operator shall immediately arrange for its removal.

Reason: In the interests of highway safety in accordance with Policies EN9, DS4 and DS5 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD

25. No blasting shall take place at any time.

Reason: For the protection of local amenities in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

GRVOCZ

26. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers specifications at all times and shall be fitted with and use effective silencers.

Reason: For the protection of local amenities in accordance with EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

27. Any proposed liquid storage tanks for fuel, oils or process chemicals shall be located within a bund having a capacity of not less than 110% of the combined volume of the tanks. The floor and walls of the bund shall be impervious to oil and water and shall also be resistant to any stored chemicals. All inlet/outlet/vent pipes and gauges shall be within the bunded area.

Reason: In the interests of pollution prevention and to accord with EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

28. There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways.

Reason: In the interests of pollution prevention in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

29. No crushing and screening of minerals shall take place on the site and only building stones and flagstones shall be removed from the site. No bulk fill or overburden shall be removed from site.

Reason: In the interests of local amenities and to retain unusable materials on site for use in the restoration process in accordance with Policies EN8, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings shall be erected on the site to which this notice relates without the prior written approval of the Mineral Planning Authority of detailed proposals for the siting, design and external appearance of the building proposed to be erected.

Reason: In the interests of visual amenity and the openness of the Green Belt, in accordance with Policies SC7, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

31. The restoration of the entire quarry area, shall be undertaken in accordance with the approved restoration plan drawing numbered 20126/452 Rev C.

Application No: 20/04618/VOC

GRVOCZ

Reason: To ensure the restored site is cared for in an appropriate manner in the interests of ecology and landscape character, in accordance with Policies EN2, EN4, EN9 and EN10 of the Bradford Local Plan Core Strategy.

32. In the event of the early cessation of winning and working minerals, prior 5th November 2032, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation, a revised scheme for the restoration and aftercare of the site, shall be submitted to the Mineral Planning Authority for approval in writing. The revised restoration and aftercare scheme shall be submitted within 6 months of the cessation of winning and working. The entire quarry area, as outlined in red on drawing numbered 20126/450, shall be fully restored not later than the expiration of 1 year from the cessation of winning and working.

Reason: To ensure that the land is restored to a condition capable of beneficial use and in the interests of landscape character, in accordance with Policies SC7, EN9 and EN10 of the Bradford Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

33. Within 6 months of this decision notice a scheme for the restoration and aftercare of the site shall be submitted to the Local Planning Authority for approval in writing. Restoration and Aftercare details shall include details of the monitoring and management of restored areas. An aftercare schedule shall be provided which sets out the aftercare activities which will be carried out in each of the 5 years following site restoration. The Restoration and Aftercare shall be approved and fully implemented in accordance with the approved timescales.

Reason: To ensure that the reclaimed land is correctly husbanded and to bring the land to the standard required for agriculture in accordance with Policies EN2, EN4, EN9 and EN10 of the Bradford Local Plan Core Strategy and WDMD 5 of the Bradford Waste Management DPD

34. ***Omitted***

35. During operations all surface water run-off shall be passed through a settlement facility or settlement facilities prior to being discharged into any watercourse, soakaway or surface water sewer. The facility shall be retained and maintained until such a time that construction works are complete.

Reason: To prevent silty water from entering the water environment and to protect water quality and biodiversity in accordance with policies EN2, EN8, EN9 and EN10 of the Bradford Local Plan Core Strategy and WDMD 5 of the Bradford Waste Management DPD.

INFORMATIVES:

Application No: 20/04618/VOC

GRVOCZ

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Footnote:

For the purposes of interpreting this decision notice the term HGV shall be taken to mean any commercial vehicle having a permitted gross vehicle weight (GVW) in excess of 7500kg.

Footnote:

For the purposes of interpreting this decision notice a permanent cessation of minerals extraction operations shall be taken to have occurred where:

- (a) no extraction or depositing operations authorised by this permission have taken place, to any substantial extent, for a period of at least two years; and
- (b) it appears on the balance of evidence that resumption of the extraction or depositing operations authorised by this permission, to any substantial extent, is unlikely.

Footnote:

PROW:

o The affected public footpath must not be obstructed by any plant, materials or equipment. Even the temporary storage of materials on the footpath is not permitted. Any obstruction of the route constitutes an offence under the Highways Act 1980 and will be pursued accordingly.



Application No: 20/04618/VOC

GRVOCZ

o If works mean that the public right of way cannot be kept open because of safety hazards, a temporary diversion or closure order must be obtained. Please phone Andrew Dilley on 01274 432393 or email andrew.dilley@bradford.gov.uk for details.

o Even if planning permission is granted, no new stiles, gates, barriers or other structures can be erected on or across a public right of way without prior approval from the Council's Rights of Way Section. The requirements of the Equalities Act must also be considered.

o If works alongside the public footpath present a danger to path users the affected section should be fenced off with safety netting

o The surface of the footpaths should not be disturbed, however, if damage to the public footpaths caused by development works does occur, it must be promptly repaired by the applicant at their expense. If any changes are proposed that would affect the surface in any way, these must be approved, in advance by the Rights of Way Section.

o If building works remove features that would enable users to find the footpaths, the line of the footpaths must be clearly indicated by some other means, as this will help to minimise conflict and difficulties on site.

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications".

The Bradford Council website uses cookies. For more information about these cookies and how they are used, please visit http://www.bradford.gov.uk/bmdc/government_politics_and_public_administration/our_websites



YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or planning.appeals@bradford.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

Sign up for Planning News

Did you know that we offer email updates for planning related news?

Subscribe today to find out about changes to planning legislation and procedures that affect planning applications.

You can also sign up to receive alerts when new documents relating to the District Planning Panel and/or the Regulatory and Appeals Committee are published.

Click on the link below to subscribe:



For general information and advice about the planning application process visit www.bradford.gov.uk/planning