



Doncaster
Metropolitan Borough Council

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

PLANNING PERMISSION GRANTED

Application Ref: **03/7149/P**

Proposal: **Restoration of limestone quarry (Without compliance with condition 5 of planning permission 96/50/1641/P/MIN) (Amended scheme, restoration to be completed within 36 months rather than 12 months)**

Location: **Skelbrooke Quarry Straight Lane Skelbrooke Doncaster**

Dated: **07 September 2005**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

THIS DECISION IS SUBJECT TO THE TERMS OF THE AGREEMENT MADE UNDER SECTION 106, OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

STATEMENT OF REASONS FOR DECISION TO GRANT PERMISSION

The Local Planning Authority has decided to grant planning permission:-

1. Having regard to the policies and proposals in the adopted Doncaster Unitary Development Plan set out below, and all relevant material planning considerations:

ENV3 Green Belt.

ENV47 Provision of new nature conservation resources through the restoration of mineral working and waste disposal sites.

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Group Director – Development and Planning

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ENV22 New woodland.

M20 Minerals development affecting agricultural land.

M19 Impact of minerals development on local amenity.

M22 Time limit for minerals workings.

2. For the following reasons:

The importation of quarry fines to the site rather than household waste could potentially result in an increase in the number of vehicles travelling close to Skelbrooke Village, however the legal agreement will ensure that this does not occur.

It is considered that, in the light of the consultation responses, the proposed scheme is of a high quality and therefore an extension of time for the completion of the restoration of the site is acceptable.

N.B: The foregoing Statement is a summary of the main considerations leading to the decision to grant permission. More detailed information may be obtained from the Planning Officer's Report and the application case file and associated documents, which may be inspected, by appointment, at the offices of the Development and Planning Service (for address see Decision Notice).

Commencement

01. The development hereby permitted shall be begun within 6 months of the date of this permission, written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

REASON

To ensure that the development is commenced within a reasonable timescale, having regard to material considerations and the Development Plan

Plans

02. The development shall take place in full accordance with planning application details 96/50/1641/P/MIN, approved statement of application dated 13th June 1996, reference 96/1641/P, approved plans DQL/06/14; DQL/06/61a; DQL/06/62; DQL/06/63; DQL/06/64; DQL/06/65; DQL/06/66; DQL/06/67; DQL/06/68; DQL/06/69; DQL/06/70a; DQL/06/71; assessment of environmental impact of noise and dust

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emissions dated April 1996 and referenced 2D-031-001; unless otherwise set out in the conditions stated below which shall in all cases take precedence.

REASON

To ensure that the development takes place in full accordance with the approved submission and planning conditions

03. A copy of the planning permission and any agreed variations, together with all the approved plans, shall be kept available at the site office at all times.

REASON

To ensure that all site operators are aware of the details of the planning permission.

Time Limits

04. The development hereby permitted shall have a duration of 10 years from the date of commencement of the development permitted by planning permission 96/50/1641/P/MIN by which time all minerals extraction, waste disposal and restoration works will have been completed.

REASON

To ensure that the development is completed within a reasonable time scale, having regard to material considerations and the Development Plan.

Prior Cessation

05. In the event of quarrying and waste disposal operations ceasing for a period in excess of 12 months at any time before the full term hereby permitted, restoration of the application site shall commence in accordance with plan SB450-D1, Issue No 2 (dated Sept. 2003), plan SB450-D5 (dated November 2003) and WRG's letters dated 26/10/03, 12/12/03, 18/02/04, 26/03/04 and 23/04/04, unless otherwise approved in writing by the Local Planning Authority, and such restoration works shall be completed within 36 months of the date that they were commenced. During the course of the aforesaid restoration period a meeting between the operator and the Local Planning Authority shall take place within six months of the commencement of restoration works, and 12 months thereafter until the aforesaid restoration works are completed, unless otherwise approved in writing by the Local Planning Authority. In accordance with the applicant's letter dated May 11th 2004 and the paragraph numbered 3 of the applicant's letter dated April 23rd 2004, the detailed design of the restoration scheme may be amended by mutual agreement between the operator and

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the Local Planning Authority following each annual restoration meeting. Upon completion of the restoration of the site, the aftercare scheme referred to in condition 54 shall be begun.

REASON

To ensure that the land is restored to an acceptable standard.

Access and Protection of Public Highway

06. The sole means of access onto the public highway shall be via the existing access arrangements into Skelbrooke Quarry, as indicated on Plan DQL/06/61a attached to this permission.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

07. The existing access and arrangements, including facilities to wash the wheels of vehicles, facilities to count the number of HGVs entering and leaving the site and the metalled surfacing of the access road shall be maintained for the duration of all mineral extraction, waste disposal and restoration works at the site for the duration of this permission.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

08. The operator shall erect and maintain a prominent sign located on the access road near to the egress onto Straight Lane which shall advise lorry drivers bound for the A1(T) north to turn right and those bound for the A1(M) south to turn left.

REASON

In the interests of local amenity, the protection of the public highway and highway safety.

09. In the event that the access arrangements covered at condition 7 fail to prevent mud/dust being carried on to the public highway the operator shall submit for the written approval of the Mineral Planning Authority a scheme detailing measures to be taken to prevent the deposit of mud/dust onto the public highway and thereafter implement and utilise the approved scheme for the duration of all operations on the site.

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REASON

In the interests of local amenity, the protection of the public highway and highway safety.

Protection of Amenity

10. The maximum number of heavy goods vehicles entering the site shall not exceed 170 per day unless otherwise agreed in writing with the Mineral Planning Authority.

REASON

In the interests of local amenity and highway safety.

11. The site operator shall provide to the Mineral Planning Authority a report indicating the total number of vehicles leaving the site and gaining access directly onto the public highway at quarterly intervals (March, June, September and December) for the duration of the planning permission hereby approved.

REASON

In the interests of local amenity and highway safety.

12. All vehicles leaving the site loaded with mineral or other products derived from the site shall be securely sheeted with the exception to this requirement being:
(a) loads of large individual rocks with dimensions in excess of 500mm.

REASON

In the interests of local amenity and highway safety.

13. Unless otherwise agreed in writing by the Mineral Planning Authority the starting and warm up of all plant and machinery on site shall only be carried out between the following hours:

Monday to Friday 0700 - 1800,

Saturdays 0700 - 1300

with no working on Sundays or on Bank Holidays

REASON

In the interests of local amenity and highway safety.

14. Unless otherwise agreed in writing by the Mineral Planning Authority, mineral extraction and processing and the egress of minerals carrying vehicles shall only be carried out during the following hours:

Monday to Friday 0730 - 1800 hours,

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Saturdays 0730 - 1300 hours
with no working on Sundays or on Bank Holidays.

REASON

In the interests of local amenity and highway safety.

15. Unless otherwise agreed in writing by the Mineral Planning Authority, waste disposal and the egress of waste haulage vehicles shall only be carried out during the following hours:

Monday to Friday 0730 - 1800 hours,

Saturdays 0730 - 1300 hours

with no waste disposal operations on Sundays or on Bank Holidays.

REASON

In the interests of local amenity and highway safety.

16. All noise mitigation measures detailed in Section 8.0 (Recommendations with respect to noise emissions) of the approved document SECOR 4D-031-001, shall be carried out for the duration of the development.

REASON

To ensure that noise arising from the development does not exceed permitted levels.

17. Noise arisings from the permitted site shall not exceed 55dB Laeq.1h (freefield) at noise measurement points at Doncaster Lane, Bannister Lane, Priory Farm and Home Farm as detailed in approved document SECOR 4D-031-001, section 4.3.

REASON

To ensure that noise arising from the development does not exceed permitted levels.

18. Noise arisings from the permitted site during temporary overburden stripping, earth moving and soil bund creation operations shall not exceed 70dB Laeq.1h (freefield) at noise measurement points at Doncaster Lane, Bannister Lane, Priory Farm and Home Farm as detailed in approved document SECOR 4D-031-001, section 4.3 unless otherwise agreed in writing with the Mineral Planning Authority.

REASON

To ensure that noise arising from the development does not exceed permitted levels.

19. Within three months of the date of commencement of the development a noise monitoring scheme shall be submitted for the written approval of the MPA. Such a

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scheme shall specify the method, location and frequency of noise monitoring to be carried out by the developer, and the provision of periodic monitoring reports to the MPA by the developer. The Mineral Planning Authority shall be given advance notice of monitoring occasions.

REASON

To ensure that noise arising from the development does not exceed permitted levels.

20. All dust mitigation measures detailed in Section 14.0 (Recommendations with respect of potential dust emissions) of the approved document SECOR 4D-031-001, shall be carried out for the duration of the development.

REASON

To ensure that dust emissions arising from the development are within acceptable levels.

21. A water bowser or other method of dust suppression shall be used on the access road during dry weather conditions to minimise dust generation.

REASON

To ensure that dust emissions arising from the development are within acceptable levels.

22. Notwithstanding the provisions of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995, no fixed plant or buildings shall be erected or stored on the site without the prior written approval of the Mineral Planning Authority.

REASON

TO ensure that the development takes place in accordance with the approved details and that further development be subject to the approval of the Mineral Planning Authority.

Water and Drainage

23. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The

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drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON

To ensure the protection of water resources.

Protection of Agricultural Interest

Soil Stripping

24. Prior to the commencement of soil stripping, the approved site perimeter ditches, settlement lagoons, and other drainage facilities appropriate to the area to be stripped shall be completed.

REASON

In the interests of the agricultural resource.

25. The Mineral Planning Authority shall be given at least 48 hours notice (excluding Sundays and Bank Holidays), of any intended phase of topsoil or subsoil stripping

REASON

In the interests of the agricultural resource.

26. All available topsoil shall be stripped from any areas to be excavated, or used for the stationing of plant and buildings, the storage of subsoil and overburden, haul roads and other areas to be traversed by heavy machinery, and stored until required for restoration purposes, unless otherwise approved for progressive restoration. No plant or vehicle shall cross any areas of unstripped topsoil except for the purpose of stripping operations.

REASON

In the interests of the agricultural resource.

27. The Mineral Planning Authority shall be given the opportunity (with at least 48 hours notice, excluding Sundays and Bank Holidays) to verify that the full depth of topsoil has been satisfactorily stripped prior to the commencement of subsoil stripping.

REASON

In the interests of the agricultural resource.



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28. All available subsoil shall be stripped from this site and shall be moved westwards and be utilised in the restoration of the existing quarry (planning permission ref:88/50/2807).

REASON

In the interests of the agricultural resource.

29. The stripping and movement of topsoil, subsoil and subsoil substitute shall only be carried out under sufficiently dry and friable conditions to avoid soil smearing and compaction and to ensure that all available soil resources are recovered. Appropriate methods of soil stripping shall be separately agreed with the Minerals Planning Authority for any permanently wet or waterlogged areas of the site.

REASON

In the interests of the agricultural resource.

Soil Storage

30. Topsoils, subsoils, and other soil making materials which have not been approved for immediate use in progressive restoration, shall be stored according to their quality (as indicated by the MAFF Statement of Physical Characteristics) in separate mounds in locations to be agreed in writing with the Mineral Planning Authority.

REASON

In the interests of the agricultural resource.

31. No subsoil resources shall be removed from the site, unless they are to be utilised in the restoration of the existing quarry (planning permission ref:88/50/2807).

REASON

In the interests of the agricultural resource.

32. Once formed, all mounds in which soils are to be stored for more than 6 months, or over the winter period shall be grass seeded in accordance with a specification agreed beforehand with the Mineral Planning Authority to minimise erosion and weed infestation. Any weeds shall be regularly controlled.

REASON

In the interests of the agricultural resource.

33. Within 3 months of the formation of topsoil, subsoil and soil making material mounds, the Mineral Planning Authority shall be supplied with a plan indicating the areas

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which have been stripped of such materials, location of each mound, and a balance of the quantities of materials stored with the proposed depth and texture of the soil profile to be replaced following restoration.

REASON

In the interests of the agricultural resource.

Drainage and Water Pollution

34. All water from the site shall be discharged into the approved settlement ponds prior to discharge into any ditch, stream, watercourse or culvert outside the site.

REASON

To ensure the protection of water resources.

Site Maintenance

35. From the commencement of the development until restoration of the site, the following shall be carried out:-
- a) where applicable, the retention of fencing around trees and hedgerows; and adjacent to highways.
 - b) the treatment of trees affected by disease, in accordance with accepted principles of good woodland practice.
 - c) all areas including stacks of soil and overburden to be kept free of weeds, and necessary steps taken to destroy weeds at an early stage of growth to prevent seeding.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

Removal of Settlement Ponds

36. Upon cessation of mineral extraction, all settlement ponds shall, unless to be retained in accordance with the approved plans, be emptied of slurry, filled with dry inert material and restored.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

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Replacement of Overburden

37. After cessation of mineral extraction, overburden and any other permitted fill materials shall be replaced to such levels so that, after the replacement of subsoil and topsoil the contours of the restored land will conform with the approved restoration contours.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

38. The final layer of overburden shall be graded and levelled to minimise the risk of ponding or erosion.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

39. The Minerals Planning Authority shall be notified when Condition 38 has been complied with, and given the opportunity (with at least 48 hours notice, excluding Sundays and Bank Holidays), to inspect the surface before further restoration work is carried out.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

Replacement of Subsoil

40. The subsoil requirement for this site shall be obtained from the soil store described at Appendix E of the approved statement of application dated 13th June 1996, reference 96/1641/P.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

41. Prior to the replacement of subsoil, the surface onto which it is to be placed shall be scarified to alleviate compaction, and surface picked of any stones or other materials capable of impeding normal agricultural or land drainage operations. The material recovered from the soil store described at Appendix E of the approved statement of

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application dated 13th June, reference 96/1641/P shall only be respread when it, and the ground onto which it is to be placed, are in a dry and friable condition.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

42. After Condition 39 and 41 have been complied with, the soil store described in Condition 40 shall be respread, in two layers of equal thickness to an overall minimum depth of 600mm using the better quality materials to best advantage as upper layer subsoil.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

43. Each layer formed in accordance with condition 42 shall be rooted and cross rooted to its full depth by a heavy duty subsoiling implement with winged tines set no wider than 600mm apart. Any non-subsoil type material or rock, boulder or stone larger than would pass through a wire screen mesh with a spacing of 150mm shall be removed from the surface and not buried within the respread subsoil.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

44. All areas of exposed subsoil, not previously excavated, shall be rooted to 450 mm depth at 600 mm spacings, to relieve compaction and surface picked to remove any obstructions to cultivation as defined by Condition 43.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

45. The Minerals Planning Authority shall be given the opportunity to inspect each stage of the work completed in accordance with Conditions 43 and 44 prior to further restoration work being carried out.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

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46. Following compliance with condition 41 and 42, the surface shall be graded to ensure that, after replacement of topsoil in accordance with condition 51, the contours of the land shall conform with the approved restoration contours.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

Replacement of Topsoil

47. The respreading of topsoil shall only be carried out when the material and the ground onto which it is to be placed are in a dry and friable condition and in sufficient time for subsoiling, cultivation and reseedling to take place under normal weather conditions, before the end of September.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

48. After Condition 46 has been complied with, topsoil shall be respread to a minimum depth of 300 mm over the area intended for an agricultural afteruse and graded to the contours shown on the approved restoration plan.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

49. The Mineral Planning Authority shall be given the opportunity to inspect the topsoil respread in accordance with Condition 48 prior to further cultivations being carried out.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

50. Within 3 months of the restoration of the final topsoil layer, the developer shall make available to the Mineral Planning Authority a plan with contours at sufficient intervals to indicate the final restored landform of the site, together with a record of the depth and composition of the reinstated soil profiles.

REASON

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To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

Restored Soil Profile

51. The restored soil profile should be a minimum of 1.2 metres deep, comprising 300mm of topsoil, 600mm of genuine subsoil and 300mm of coarse limestone (20mm down), over the clay cap.

REASON

To ensure the agricultural restoration of the land to a similar quality as that which existed prior to development taking place.

Restoration

52. The site shall be restored in accordance with the details contained in the approved statement of application dated 13th June 1996, reference 96/1641/P.

REASON

To ensure that the site is restored to an acceptable standard.

53. On the cessation of workings, all buildings, plant, surface equipment, hard standing areas and internal haul roads shall be removed from the site within 12 months of the date of such cessation, unless otherwise agreed by the Mineral Planning Authority

REASON

To ensure that the site is restored to an acceptable standard.

Aftercare

54. The period of aftercare shall commence following compliance with Condition 48 on any part of the site and shall extend for a minimum of 5 years effective management from the date of final topsoil restoration for the whole site as confirmed in writing by the Mineral Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

55. Within 12 months from the date of this permission the Detailed Annual Programme (DAP) for the first year of aftercare will be submitted to the Mineral Planning



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Authority for approval and should be in accordance with the guidance in Annex A (para.A59 to A86) of MPG7 (November 1996).

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

Annual Review

56. Before 30 September of every year during the aftercare period, a report shall be submitted by the developer to the Minerals Planning Authority recording the operations carried out on the land since the date of restoration, or previous aftercare meeting, and setting out the intended operations for the next 12 months.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

57. Before 30 November of every year during the aftercare period, the developer shall arrange to attend a site meeting with the Minerals Planning Authority and the Ministry of Agriculture, Fisheries and Food on a mutually agreed date to discuss the report prepared in accordance with Condition 56, and to which the following parties shall also be invited:-

- a) All owners of land within the site.
- b) All occupiers of land within the site.
- c) Representatives of other statutory bodies as appropriate.

The developer shall arrange additional aftercare meetings as required by the Minerals Planning Authority (in consultation with MAFF)

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

Cultivation After Replacement of Topsoil

58. As soon as the ground is sufficiently dry after compliance with Condition 48 the land shall be subsoiled, using an agricultural winged tined subsoiler, operating at a depth and tine spacing agreed beforehand with the Mineral Planning Authority. Any stones lying on the surface and which are larger than would pass a wire screen mesh with a

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spacing of 100 mm together with any other objects likely to obstruct future cultivations, shall be removed from the site.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

59. Following compliance with Condition 58 the land shall be worked to prepare a seedbed suitable for sowing. During the cultivation process any stones or obstacles to cultivation as defined by Condition 58 shall be removed from the site.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

60. By no later than the end of September following compliance with Condition 59 the land shall be sown. Details of the mixture including species and seed rate shall be agreed with the Mineral Planning Authority before sowing takes place.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

61. Where adverse weather conditions or other delays prevent compliance with Condition 60 alternative treatment of the restored soils, to stabilise these over the winter period shall be agreed with the Mineral Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

Provision of Surface Features

62. Where existing hedges and trees or where existing hedges and trees are required under the approved restoration plan, these shall be planted/maintained to a detailed specification agreed beforehand with the Mineral Planning Authority, during the first available planting/maintenance season (which runs between 1 November and 31 March).

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

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Drainage/Water Supply/Pumping

63. After the first annual review meeting in consultation with both the mineral operator, the Ministry of Agriculture Fisheries and Food and the Mineral Planning Authority shall determine whether a During the aftercare period, temporary drainage works (e.g. ditches, watercourses, settling lagoons) shall be carried out as necessary to prevent soil erosion, flooding of land within or outside the site, or the erosion or silting up of existing drainage channels within or outside the site.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

64. On completion of the first annual review meeting, in accordance with Condition 56, the Mineral Planning Authority (in conjunction with MAFF and the mineral operator) shall determine whether a comprehensive agricultural field drainage system, conforming to the normal design criteria for restored land is required. If such a scheme is required from the operator it should be in accordance with a scheme to be submitted within 12 months from the date of the first annual review meeting and submitted to the Minerals Planning Authority for approval, and shall be installed at a time to be agreed no later than 3 years, following compliance with Condition 46.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

65. At least 48 hours notice (excluding Sundays and Bank Holidays) of the intention to carry out the approved underdrainage works shall be given to the Minerals Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

66. Within 3 months following the installation of the approved underdrainage, two copies of the final drainage record plan shall be forwarded to the Minerals Planning Authority (one of which shall be passed to the Department for Environment, Food and Rural Affairs).

REASON

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To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

Cultivation After Installation of Field Drainage

67. As soon as the ground is sufficiently dry after compliance with Condition 64, the land shall be subsoiled, using an agricultural winged tined subsoiler, operating at a depth and tine spacing agreed beforehand with the Minerals Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

68. At least 48 hours (excluding Sundays and Bank Holidays), notice of the intention to carry out the work required by Condition 67 shall be given to the Minerals Planning Authority. Such works to proceed only subject to their approval.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

69. Any stones lying on the surface after compliance with Condition 67 and which are larger than would pass a wire screen mesh with a spacing of 100mm, together with any other objects likely to obstruct future cultivation, shall be removed from the site.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

70. Following compliance with Condition 64, the land shall be worked to prepare a seedbed suitable for sowing. During the cultivation process any stones or obstacles to cultivation lying on the surface, as defined by Condition 67, shall be removed from the site.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

71. By no later than the end of September following compliance with Condition 70, the agricultural land shall be sown. Details of the mixture including species and seed rate shall be agreed with the Minerals Planning Authority before sowing commences.



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REASON

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Establishment and Maintenance of Sward

72. During the aftercare period the following shall be carried out:

(a) The soil shall be tested and fertiliser and lime shall be applied in accordance with good agricultural practice, and at a rate targeted to achieve the following nutrient levels under the Index System described in Ministry of Agriculture, Fisheries and Food Reference Book 209 'Fertiliser Recommendations'.

Potash Index 2

Phosphate Index 2

pH 6.5

Soil testing and applications of lime and fertiliser shall be made at the time of reseeded in compliance with Condition 60 and subsequently at intervals not exceeding 12 months thereafter.

(b) Reseeding any areas where the crop fails to become well established with the approved species mixture.

(c) Application of weed control spraying as necessary to prevent the land becoming infested with weeds.

(d) No vehicles (with the exception of low ground pressure types required for agricultural work), machinery or livestock shall be permitted on the land during the months of November, December, January, February and March, without the prior consent of the Minerals Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

Maintenance of hedges and trees

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73. Existing hedges and trees and hedges and trees planted in accordance with condition 62 shall be maintained during the aftercare period in accordance with good woodland and/or agricultural practice, such maintenance to include the following:-
- (a) Replacing plants which die or are lost.
 - (b) Weeding early in each growing season, and as necessary thereafter to prevent growth of plants being retarded.
 - (c) Maintaining any fences around planted areas in a stock proof condition.
 - (d) Appropriate measures to combat all other pests and/or diseases which significantly reduce the viability of the planting scheme.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

General Agriculture

74. Notwithstanding the preceding conditions, no stripping, movement, replacement or cultivation of topsoils or subsoils shall be carried out during the months of October, November, December, January, February, or March inclusive, without the prior consent of, by methods and for a period agreed with, the Minerals Planning Authority.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

75. During the final year of the aftercare period and prior to the final aftercare inspection, the developer shall prepare a report on the Physical Characteristics and Agricultural Land Classification for the site sufficient to demonstrate to the satisfaction of the Minerals Planning Authority, in consultation with the Ministry of Agriculture, Fisheries and Food, that these have been restored, so far as it is practicable to do so, to what they were when the site was last used for agriculture.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

76. Where the Mineral Planning Authority after consultation with the Ministry of Agriculture, Fisheries and Food, agreed in writing with the persons responsible for undertaking the site working, restoration and aftercare, that there shall be variations

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to these conditions, then the relevant works shall be carried out in accordance with the agreed variation.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

77. All works carried out on or affecting agricultural land, during the site working, restoration and aftercare phases shall be conducted in accordance with the *Code of Good Agricultural Practice, unless otherwise modified by the foregoing Conditions.

REASON

To ensure that the site is adequately managed following restoration in the interests of the agricultural resource.

*The Code of Good Agricultural Practice refers to the Codes of Good Agricultural Practice for the Protection of Air, Water and Soil, published by the Ministry of Agriculture, Fisheries and Food.

78. Prior to the utilisation of any seed mix on the site, the details of the mix shall first be submitted to, and approved in writing by, the local planning authority.

REASON

To ensure that a seed mix appropriate to the restoration type and surrounding area is utilised on the site.

79. No soakaway or outfall shall be constructed or brought into use, other than in accordance with the applicant's letter dated June 21st 2004.

REASON

For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved details.

80. Within the first available planting season following the implementation of the this planning permission, the planting detailed in the applicant's letter dated February 18th 2004 shall be completed, unless otherwise approved in writing by the Mineral Planning Authority.

REASON

To ensure that boundary tree planting is completed as soon as possible.

01. INFORMATIVE

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Under the terms of the Land Drainage Act 1991, the prior written consent of the Environment Agency is required for any proposal to divert, culvert or otherwise obstruct the flow in any watercourse (including the provision of a connection to a culvert).

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