



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: **09/00045/TIP**

Proposal: **Production of compost from imported green waste including wood, paper and cardboard and the construction of an impermeable concrete pavement**

Location: **Wroot Road Quarry Wroot Road Finningley Doncaster**

Dated: **17th April 2009**

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 Doncaster Unitary Development Plan set out below, and all relevant material planning considerations:

ENV4 - Countryside Policy Area
WD4 - Reclamation of Derelict Land
WD5 - Protection of water resources
WD8 - Protection of Local Amenity

ANDY GUTHERSON
Assistant Director of Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 09/00045/TIP



PPS10 - Planning for Sustainable Waste Management

2. For the following reasons:

This application has been determined under powers delegated to the Head of Service by Members of Planning Committee, as no requests have been made by Members of the Council, for the application to be presented to Planning Committee. The proposal is considered to be in compliance with the provisions of the adopted Unitary Development Plan 1998, including the Councils own Supplementary Planning Guidance, Supplementary Planning Documents, or any other relevant guidance. The application has not attracted significant material planning objections and was not considered to have a significant impact on the environment. The application was not submitted by, or on behalf of, a Councillor of the Authority or by any member of the Directorate of Development staff. The application is not a major development submitted by the Council and it has been determined following expiry of the statutory publicity period. On this basis the application accords with the Adopted Scheme of Delegation.

Having taken into account all the planning considerations raised in the consultations and representations, against the policy background referred to above, it has been concluded that the proposed composting area is acceptable. In particular, the Local Planning Authority is of the view that its accordance with the relevant policies of the Doncaster Unitary Development Plan, taken together with advice in the relevant national planning policy guidance, justifies the development proposed.

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).

01. The development hereby permitted shall be begun not later than the expiration of three years from the date the permission was granted.

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Assistant Director of Development and Planning

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REASON

Condition required to be imposed by Section 91 (1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the approved plans and documents as follows:

Site Location, Plan 1

Application Area and Ownership Boundary, Plan 2

Composting Area, Plan 3

Supporting Statement date stamped 16 January 2008.

REASON

For the avoidance of doubt, and to ensure that the site is worked without causing unacceptable impact.

03. All operations on the site illustrated by a solid red line on the approved Plan no 2 shall be completed not later than 13th January 2021 unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that working and restoration/reclamation of the site is completed within a reasonable timescale.

04. The date of commencement of the development shall be notified in writing to the Local Planning Authority no later than 7 days after the commencement of the development.

REASON

To establish the date of commencement for the development, and in the interest of site monitoring.

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Assistant Director of Development and Planning

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05. From the commencement of development to its completion a copy of this planning permission, including all plans and documents hereby approved and any plans and documents subsequently approved in accordance with this permission, shall be kept available on site at all times.

REASON

To ensure that the site operators are aware of the details of the planning

06. Vehicles leaving the premises shall utilise the existing wheelwash identified on approved Plan 2 which shall be maintained for the duration of operations.

REASON

In the interest of highway safety.

07. Unless otherwise approved in writing by the Local Planning Authority no operations other than servicing, maintenance and testing of plant or other similar works shall be carried out except between the following times:

07.00 to 18.00 hours Mondays to Fridays; and

07.00 to 13.00 hours Saturdays

Not at all on Sundays, Bank Holidays or Public Holidays.

REASON

For the protection of the local amenity.

08. In the event of a noise complaint being received a noise monitoring and mitigation scheme shall be submitted for the written approval of the Local Planning Authority and when approved shall be implemented in full. The scheme shall include:

- a) the identification of noise sensitive properties;
- b) the measurement of background noise levels in accordance with BS4142 at the noise sensitive properties identified in a) or other such publicly accessible location as may be agreed;
- c) the identification of noise monitoring locations and equipment to be used;
- d) the frequency of measurements to be undertaken;
- e) procedures to be adopted to address the complaint;

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- f) the recording of prevailing weather conditions and audible noise sources;
- g) the availability of results for inspection by the Local Planning Authority.

REASON

In the interest of the amenity of the area and to ensure that noise emissions are kept to within accepted limits.

09. Where vehicles are fitted with reversing alarms these shall be of a type, which adjusts the emitted noise level to 5dBA above the ambient noise level.

REASON

To ensure that noise associated with the development does not adversely affect local amenity.

10. Within 3 months of the date of this permission a scheme for the disposal of foul and surface waters shall be submitted for the written approval of the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details and a timescale to be approved by the Local Planning Authority and shall thereafter remain for the duration of operations.

REASON

To prevent pollution of the water environment

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

REASON

To prevent pollution of the water environment.

12. Within three months of the date of this permission a scheme for a Working Method Plan shall be submitted for the written approval of the Local Planning Authority. The scheme shall provide for the following;

- a. Details of materials to be composted

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Assistant Director of Development and Planning

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- b. Location of storage areas
- c. Methods of composting
- d. Temperature recording
- e. Analysis of compost
- f. Vermin Control
- g. Screening
- h. Details of a facility to measure wind direction and speed.
- i. Details of methods to record and monitor odour controls.

Once the scheme has been approved, the development shall be carried out in accordance with the scheme for the duration of the development.

REASON

In the interest of the amenity of the area and to ensure that odour emissions are kept to within accepted limits

13. All soils excavated from the application area 09/00045/TIP shall be retained on site and shall only be used in the restoration of the existing Wroot Road Quarry (planning permission 97/46/1156/P/REV).

REASON

To ensure that the top soils from the new permission are utilised for the restoration of the existing site (97/46/1156/P/REV)

14. The maximum height of the screening bunds around the concrete pavement shall be 4m.

REASON

In order to reduce the landscape impact.

15. 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.

ANDY GUTHERSON
Assistant Director of Development and Planning

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16. Unless otherwise approved in writing by the Local Planning Authority, the maximum number of HGVs leaving the site per day shall not exceed 30.

REASON

To ensure that the number of vehicles do not have an adverse impact with regards to local amenity (noise, dust and vibration).

17. The operator shall maintain records of all HGVs and collection vehicles entering the site and these records shall be made available for inspection by the Local Planning Authority within two working days of a verbal or written request.

REASON

To assist in the monitoring and compliance with the above condition.

01. **INFORMATIVE**

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

02. **INFORMATIVE**

When all operations have been completed the Local Planning Authority shall be notified in writing of the date of cessation of operations and the site shall be restored in accordance with Conditions 16, 17, 18, 23 of planning permission reference 03/46/0875 (dated 14th January 2004) within two years of the date of such cessation.

ANDY GUTHERSON
Assistant Director of Development and Planning

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DATED

16th April

2009

DONCASTER BOROUGH COUNCIL

- and -

YORKSHIRE AGGREGATES QUARRYING LTD

AGREEMENT

Relating to
Land situate at Wroot Road Quarry Wroot Road
Finningley Doncaster South Yorkshire

THIS AGREEMENT is made the *16th* day of *April* two thousand and nine
BETWEEN **DONCASTER BOROUGH COUNCIL** of Copley House Waterdale
Doncaster South Yorkshire DN1 3EQ (hereinafter called "the Council") of the first part
and **YORKSHIRE AGGREGATES QUARRYING LIMITED** of the second part whose
registered office is Wroot Road Quarry Wroot Road Finningley Doncaster DN9 3DU
(hereinafter called "the Owner") and

RECITALS :-

- (1) By virtue of the provisions of the Town and Country Planning Act 1990 ("the 1990 Act") the Council is the Local Planning Authority for the purposes of this Agreement for the area within which the land described in the First Schedule ("the Land") is situated
- (2) The Owner is the land owner in fee simple free from encumbrances of the Land
- (3) By a written application (hereinafter called "the Application") dated the 16 January 2009 application was made by the Owner for planning permission to develop the Land for the purposes as set out in the plans and specifications and particulars referred to in Application No 09/00045/TIP or any subsequent application in substitution hereof (hereinafter called "the Development")
- (4) The Council as Local Planning Authority is desirous of encouraging the Development as a whole but would be unwilling to approve or conditionally approve the Application in the absence of this Agreement
- (5) The Owner by entering into this Deed has agreed to create a planning obligation in favour of the Council pursuant to Section 106 of the 1990 Act as amended by Section 12 of the Planning and Compensation Act 1991

N O W T H I S D E E D made in pursuance of Section 106 of the 1990 Act as substituted by Section 12 of the Planning and Compensation Act 1991

W I T N E S S E T H as follows:-

1. THIS Agreement is made pursuant to Section 106 of the 1990 Act (as amended) and is a planning obligation for the purposes of that section
2. THE Owner of the Site edged red on the plan hereby covenants with the Council that the Land shall be permanently from the date hereof subject to the restrictions contained in the Second Schedule hereto
3. Any dispute or difference arising between the Parties hereto shall be dealt with as follows:-
 - (A) in the case of any design requirement or matter of an architectural or engineering nature arising out of the subject matter of this Agreement the same shall be referred to an independent Chartered Surveyor of at least fifteen years standing who shall be nominated in default of agreement by the President for the time being of the Royal Institution of Chartered Surveyors or his deputy to be decided as provided below
 - (B) in the case of any legal requirements or matter regarding the documentation the same shall be referred to an independent Solicitor of at least fifteen years standing who shall be appointed in default of agreement by the President of the Law Society or his deputy to be decided as provided below
 - (C) any matter referred to an independent Chartered Surveyor or independent Solicitor in accordance with the foregoing provisions shall be decided by such person as an expert not as an arbitrator and such independent person ("the expert") shall consider the written submissions of the Parties and his determination shall be made in writing and in each case be final and binding on such parties and the costs of such determination shall be paid as the expert shall direct

4. **IT IS HEREBY AGREED AND DECLARED** as follows:-

- (1) In this Agreement the expressions the Owner(s) Developer and the Council shall where to the context so admits be deemed to include their respective successors in title
- (2) The obligations contained in this Deed shall be registered as a Local Land Charge by the Council
- (3) No party shall be liable for any breach of covenant contained in the Second Schedule after that party has parted with the interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach prior to parting with such interest
- (4) This Deed shall come into effect upon the grant of a planning permission pursuant to the Application ("the Permission") for the Development
- (5) Unless and until the Permission or substitution hereof is implemented by commencing the Development nothing in this Deed shall oblige the parties hereto to comply with the covenants contained in this Deed
- (6) The permission shall be implemented upon the date specified by the Owner in a written notice served upon the Council as the date on which the Development is to be commenced or if no such notice is served the actual date on which Development was begun within the meaning of Section 56 of the 1990 Act
- (7) If the permission is quashed or is revoked or otherwise withdrawn or is modified by any statutory procedure or expires before Development has been implemented this Deed shall cease to have effect
- (8) No person who is not a party to this Agreement may enforce any term of it provided that this Clause shall not affect any right of action of any person to whom this Agreement is lawfully assigned or becomes vested in law
- (9) The Owner shall be responsible for the payment of the Council's legal costs in completing this Agreement

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written

FIRST SCHEDULE

(The Land)

All that land at Wroot Road Quarry Wroot Road Finningley more particularly delineated and shown edged red on plan number 1 annexed hereto

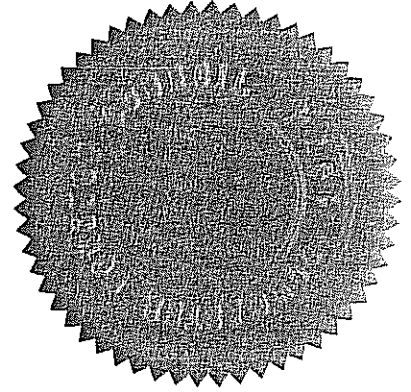
SECOND SCHEDULE

1. No Heavy Goods Vehicles shall access or egress the Land via the stretch of Wroot Road between its junction with the A614 and the B1396 (being points A and B respectively on plan number 2 annexed hereto)
2. The Owner shall erect site notices at all entrances to and exits from the Land instructing contractors and lorry drivers that no Heavy Goods Vehicles shall access or egress the Land via the stretch of Wroot Road between its junctions with the A614 and the B1396 (being points A and B respectively on plan number 2 annexed hereto)
3. The Owner shall use all best endeavours to ensure compliance by the contractors and lorry drivers with the said site notices

THE COMMON SEAL OF DONCASTER)

BOROUGH COUNCIL was hereunto affixed as)

a Deed in the presence of:)



S. A. B.

Authorised by the Corporate Director of Legal Services

No. in Seal Register 57512

THE COMMON SEAL OF YORKSHIRE)

AGGREGATES QUARRYING LIMITED was)

hereunto affixed as a Deed in the presence of:)

Director

[Handwritten signature]

Secretary

Mark Beaudre

BARDILL BARNARD
CHARTERED SURVEYORS

Our Ref: 2009042801 DB/BAB

The Turbine, Coach Close
Worksop, Notts. S81 8AP

28 April 2009

Telephone: 01909 512200
Facsimile: 01909 512201
Email: bb@bardillbarnard.com

**Mr A Burton
Yorkshire Aggregates Ltd
Wroot Road Quarry
Wroot Road
Finningley
Doncaster
DN9 3DU**

Dear Andy

RE: Composting Operations Planning Permission

As discussed I enclose the planning permission and Section 106 Agreement for the composting operations. I am still trying to get hold of a full copy of the draft environmental permit from the EA and will forward this asap.

Kind regards

Yours sincerely



**David Barnard MRICS
Director**

Enc.



Doncaster
Metropolitan Borough Council

Mr D Barnard
Bardill Barnard
Chartered Surveyors
The Turbine
Coach Close
Worksop
Notts
S81 8AP

Contact: Mr D Barker
Tel: 01302 734636
Fax: 01302 736273
E-Mail: david.barker@doncaster.gov.uk
DX: 12569 Doncaster
Our Ref: L/DB/AJ
Your Ref
Date: 21 April 2009

Dear David,

Wroot Road Quarry – Proposed Section 106 Agreement

I refer to your letter dated 9th April 2006, and have now enclosed one completed copy of the Section 106 Agreement for your attention. I have also requested the Planning Officer to attend to the issue of the planning permission.

Yours sincerely

for and on behalf of the
Acting Director of Legal and Democratic Services

Encl.

Guidance Note – Fees for Confirmation of Compliance with Condition attached to a Planning Permission

The Town and Country Planning (fees for applications and deemed applications) (Amendment) (England) Regulations 2008, which came in to force on 6th April 2008, included a new "Fee for Confirmation of Compliance with Condition attached to Planning Permission"

The fee chargeable by the Authority is £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse or other development on the curtilage of a dwelling house) the fee must be paid when the request is made, and cannot be required retrospectively.

There are no national requirements or application for the approval of details reserved by condition except that they must be made in writing. However, the following details are considered minimal to process an application:

- Application Number
- Applicant / Agent names, addresses and phone numbers
- Site address
- Description of proposal
- Condition number(s) to be discharged. If the details submitted only discharge part of a condition(S) then this should be clearly set out together with a description of that part of the condition to which the application relates.
- Signed and dated for or letter
- Application fee
- All supporting documents and plans
- Any samples

A Standard Planning Application Form to discharge planning conditions is also available to download from the Planning Portal Website:
<http://www.planningportal.gov.uk/PpApplications/genpub/en/ECabinet?action=showAddressSearch>

N.B. If that application does not comply with these requirements or the information supplied is not of an adequate standard, the application will be invalid and returned to you for your completion.

For all additional discharging of conditions, a further request, and a further fee, would be required if the developer needs written confirmation. An additional request for confirmation that a revised detail achieves compliance with a condition would be charged as if it were the first such request; there is no discount or 'free go' in this context.

NOTES FOR THE GUIDANCE OF APPLICANTS IN CONNECTION WITH THE DECISION OF THE COUNCIL.

Building Regulations

Your proposals may require Building Regulation Approval. For further advice please contact the Building Control Section on 01302 734912 (East) or 01302 734918 (West). Alternatively visit the Building Control Website at www.buildingcontrol.org

In addition Section 55 of the South Yorkshire Act 1980 requires the permission of adequate access for the fire brigade in new developments and extensions. The Dearne District Fire Safety Office may be contacted on 01226 282222.

Demolition

Under Section 80 of the Building Act 1984 any person intending to demolish a building must serve notice to the Local Planning Authority listing full details of their intentions. If you require further information please contact the officer who dealt with your application.

Applications for Listed Building Consent

Attention is drawn to Section 8(2)(b) and (c) of the Planning (Listed Building and Conservation Areas) Act 1990. This states that demolition of a Listed Building or any part thereof may not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given, using form 'Stat E', to English Heritage, Yorkshire Regional Office, 37 Tanner Row York, YO1 6WP, telephone 01904 601976, fax 01904 601999. English Heritage must be given reasonable access to the building for at least **one month** following the grant of consent, or state that they have completed their record of the building or that they do not wish to record before any work is carried out.

Purchase Notice

In certain circumstances it may be possible to serve a purchase notice on the Council. This is only available where refusal of Planning Permission has led to the land being "incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted" as defined by Part VI of the Town and Country Planning Act 1990. In such circumstances the Council could be required to purchase the applicant's interests in the land. If you require further information please contact the officer who dealt with your application.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Council to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990, within **SIX (6) months** of the date of the Decision Notice.

(No time limit for refusal of Certificate of Lawfulness of Existing Use or Development). Appeals must be made on forms, which are available from The Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN Telephone: 0117 372 6372.

Request for Confirmation of Compliance With Planning Conditions

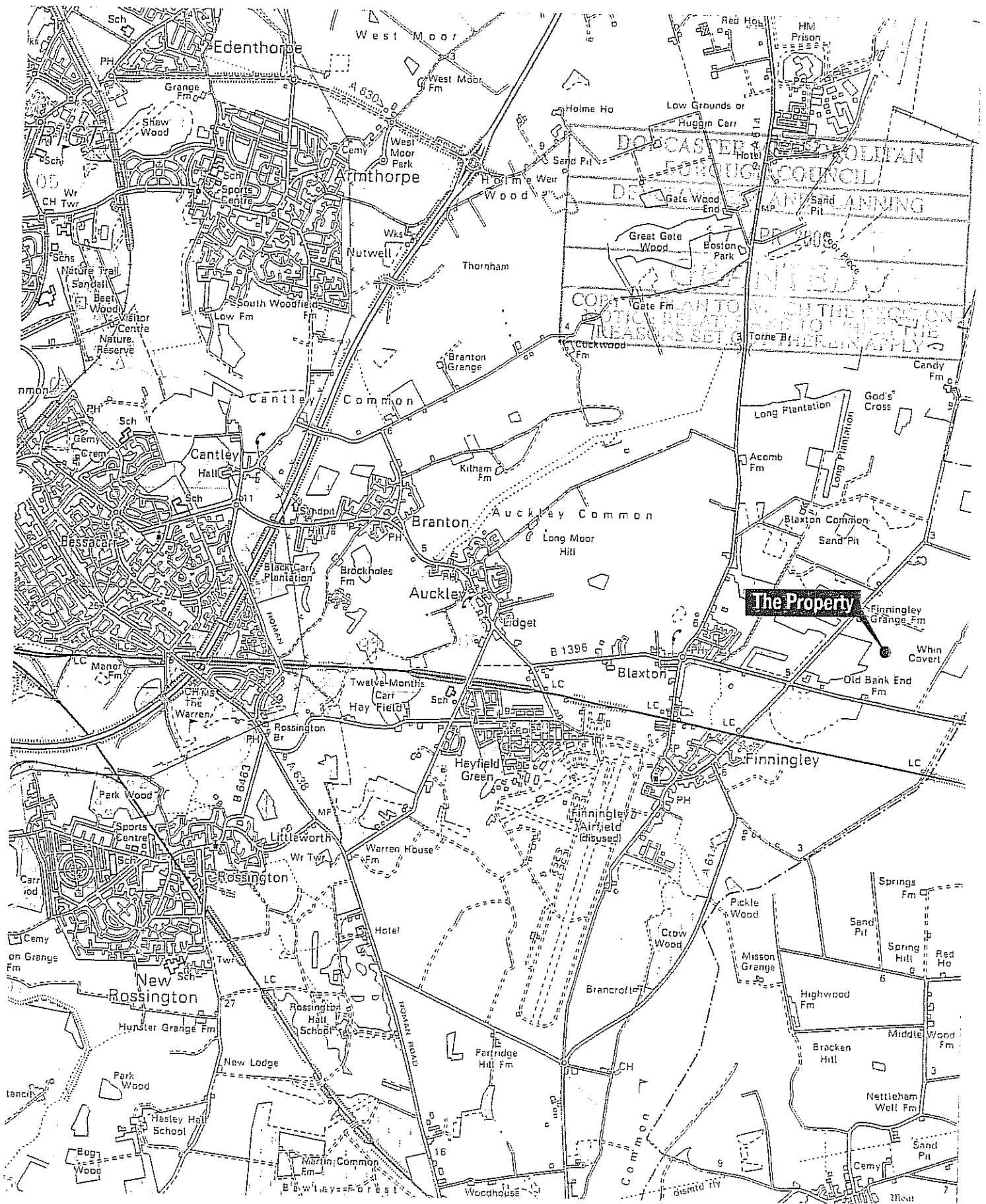
Conditions imposed on an approved planning application may be discharged upon request to the Local Planning Authority. The request, identifying the permission and the conditions concerned can be made in any written form that is clear and legible. Alternatively, you may wish to use the Standard Application Form. www.planningportal.gov.uk

The fee chargeable by the Authority is £85 per request (or £25 where the related permission was for extending or altering a dwelling house)

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Development and Planning
Development


Doncaster
Metropolitan Borough Council

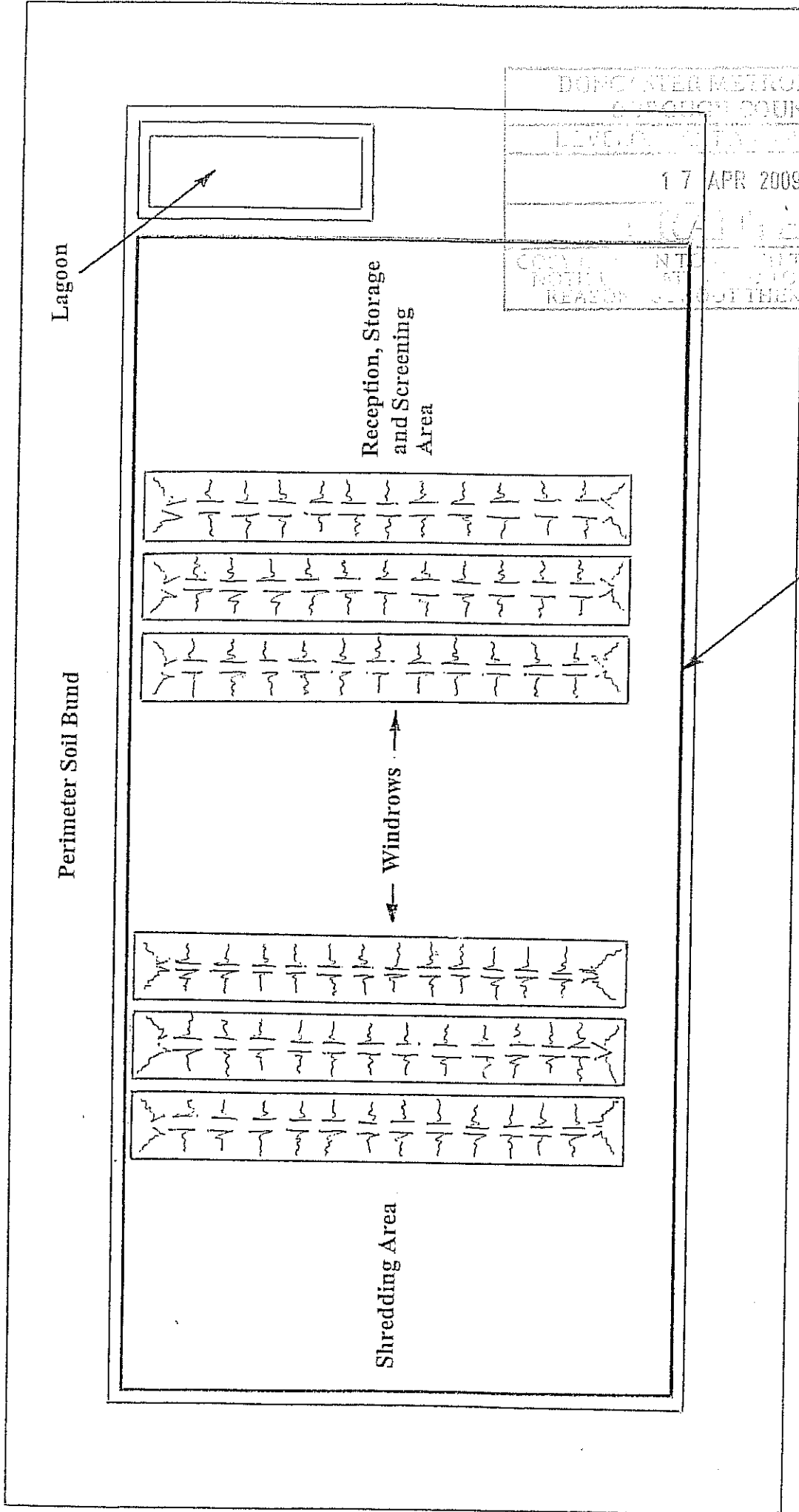


Site Location

Plan No 1

Scale 1 : 50,000

BARDILL BARNARD
 CHARTERED SURVEYORS



DONCASTER METROPOLITAN COUNCIL
 ENGINEERING DEPARTMENT
 17 APR 2009
 BARDILL BARNARD SURVEYORS

BARDILL BARNARD
 CHARTERED SURVEYORS

Composting Area

Plan No 3

Not to Scale

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PLANS

1. Site Location
2. Application Area and Ownership Boundary
3. Composting Areas

APPENDICES

1. Consultation responses from the Environment Agency and Hatfield Chase Internal Drainage Board

1 Introduction

1.1 The Application

1.1.1 This Supporting Statement details the proposals for the production of compost from imported waste materials at Wroot Road Quarry, Wroot Road, Finningley, Doncaster.

1.2 The Applicant Company

1.2.1 The application is made on behalf of Yorkshire Aggregates Quarrying Ltd. The company is based locally, with its main operations being centred at Wroot Road Quarry.

1.2.2 The company produces sand and gravel from Wroot Road Quarry for the construction industry. The site also produces a range of turf dressings which are supplied loose or as a bagged product. The main market served by the quarry is Doncaster and the surrounding areas of Yorkshire, although the turf dressings are also sold nationally.

1.2.3 There are currently a staff of 7 people employed at the quarry together with 18 HGV drivers, making a total of 25. This would increase to a total of 29 people for the duration of the proposed development.

2 Site Location and Description

- 2.1 Wroot Road Quarry is located approximately 2 km to the north east of Finningley, and approximately 11 km to the east of Doncaster. The location of the site is shown on the plan attached at Appendix 1.
- 2.2 Wroot Road Quarry is in the freehold ownership of Yorkshire Aggregates Quarrying Ltd. The extent of the company's ownership is shown edged in blue on the plan attached at Appendix 2. The land which is the subject of this application is wholly within the permitted mineral working area of the quarry and is shown edged red on the plan attached at Appendix 2. This has an area of approximately 2 hectares (0.8 acres).
- 2.3 Access to the site is via Wroot Road, on the western boundary of Wroot Road Quarry. This joins the B1396 Bank End Road from Haxey to Blaxton, approximately 600 metres to the south of the site.
- 2.4 The nearest residential property is located approximately 350 metres to the north of the application site.
- 2.5 Yorkshire Aggregates Quarrying Ltd is not aware of any public footpaths, bridleways or any other rights of way crossing the application site.

3 Background

3.1 The existing planning permissions relating to Wroot Road Quarry are as follows:

1. Planning Permission No N/20/15 dated 2 December 1949.
This authorises the extraction of sand and gravel.
2. Planning Permission No 97/46/1156/P/REV dated 9 October 1997.
This approved revised conditions relating to planning permission number N/20/15.
3. Planning Permission No 97/46/1877/P/MIN dated 24 November 1997.
This authorises the erection of a blending and sterilisation plant in connection with importing and processing topsoil to blend sterilised sand to produce turf dressing.
4. Planning Permission No 03/0875/P/MN dated 22 July 2004.
This authorises the extraction of sand and gravel as an extension to the existing quarry.
5. Planning Permission No 06/00061/FULM dated 12 April 2006. This authorises the production of compost from imported green waste.

3.2 The quarry is operated in accordance with schemes of working and restoration approved under the above planning permissions and a Section 106 Agreement dealing with the lorry routing.

3.3 The existing operating schemes provide for progressive working and restoration of the quarry in a series of phases. Following completion of working, each phase is to be progressively restored using overburden and existing soil materials.

4 Development Proposals

4.1 Introduction

4.1.1 In addition to sand and gravel, the quarry produces a range of turf dressing materials. These are manufactured by blending soils and compost with sand extracted from the site. Currently compost is produced at the quarry to the east of the plant site in accordance with planning permission 06/00061/FULM. However, the capacity of the existing composting facility is not sufficient to meet the demand for turf dressing materials. In order to meet this demand with a sustainable supply of compost materials, the company proposes to use the application area to produce the required additional amounts of compost at the quarry.

4.2 Production of Compost

4.2.1 Composting would be carried out in the same manner as the existing facility, within the permitted working area of the quarry, in the location shown edged in red on Plan No 2. The layout of the site is shown on the attached Plan No 3. Access to the application site would be via the existing quarry entrance and internal haulage roads.

4.2.2 Site Infrastructure

4.2.2.1 All composting operations will be carried out on an impermeable concrete pavement which will be constructed at existing ground level within the Proposed Composting Area and the Existing Composting Area. The pavement is designed to prevent the run off of fluids, other than via the drainage system. This ensures that fluids are contained within the pavement area and drained to an adjacent sealed lagoon.

4.2.2.2 The Composting Areas will be enclosed on all sides by a soil screening bund. This will be constructed to a maximum height of 4 metres and will be seeded with grass.

4.2.3 Composting Operations

4.2.3.1 The proposed operations at the site will comprise the receipt, storage, screening, shredding and composting of imported green waste, including wood, paper and cardboard. These operations will be carried out on the concrete pavement of the Composting Areas as shown on Plan No. 3.

4.2.3.2 Waste accepted at the site will be composted in windrows located on the concrete pavement of the Composting Areas. The windrows will be turned at a frequency that maintains aerobic conditions within the windrow.

4.2.3.3 The types of waste which may be accepted at the site will be limited to compostable wastes, as defined in the Environment Agency Environmental Permit.

4.2.4 Waste Acceptance Procedure

4.2.4.1 Upon arrival at the site all vehicles delivering waste will be directed to the site office. The vehicle will then be weighed, and the driver will be required to complete the relevant section of the Waste Transfer Note with the appropriate details, including the Waste Carriers Registration Number or evidence of legitimate exemption.

4.2.4.2 The Waste Transfer Note will be sequentially numbered and will detail the following information:

- a. Date & time of receipt
- b. Waste producer and origin
- c. Vehicle registration number
- d. Waste type
- e. Volume/quantity of waste

4.2.4.3 A copy of part of this note will be handed to the delivery driver, and will form part of his receipt paperwork.

4.2.4.4 All deliveries of waste material shall be subject to a preliminary check-in procedure at the site office, which consists of a close visual inspection. The initial checks are intended to ensure that, where appropriate/necessary:

- a) Deliveries are covered by the correct legal documentation.
- b) Waste is accepted only from registered carriers.
- c) Wastes delivered correspond to the details contained on the Waste Transfer Note (in terms of waste specification, quantity and type).

4.2.4.5 If, as a result of these initial checks the load is considered to be non-compliant then the following procedure will be adopted.

- a) If it is considered that the load does not appear to comply the vehicle driver will be instructed not to proceed past the site office. The vehicle will be parked within the Holding Area located on the opposite side of the access road to the site office. The matter will then be immediately referred to the Site Manager for guidance.

- b) There may be a variety of reasons for a load being non-compliant. For the purposes of monitoring the inputs of waste to the site these criteria have been identified as: -
- i) Documentation missing or incomplete, incorrectly or inadequately filled in, or out-of-date.
 - ii) Wastes are delivered by an unregistered waste carrier or a carrier claiming illegitimate exemption.
 - iii) Waste characterised does not correspond to the waste specification on the Waste Transfer Note and/or is not a permitted waste type.
- c) Non-compliance may fall into one category or arise from a combination of factors from differing categories. The nature of the non-compliance may not render the load illegal, intrinsically unsafe or unacceptable and the Site Manager may decide to refer the matter to the Environmental Agency. Where a load appears to contain either hazardous or special waste this will be reported to the Environment Agency immediately.
- d) All loads of waste outside the permitted waste types will be directed to a suitably licensed facility.
- e) In any case of non-compliance a corresponding record will be raised (noting the action taken), filed and retained on site for monitoring purposes.

4.2.4.6 Once formally signed-in the driver will be required to act upon the instruction of Site Personnel.

4.2.4.7 Following the checking-in and initial inspection procedure, vehicles will be directed to one of the Composting Areas. After arrival within this area vehicles will be directed to deposit loads, following which the waste will be visually inspected.

4.2.4.8 Other than non-hazardous incidental waste, should any non-permitted wastes be found within the waste following unloading within the Composting Areas, one of the following courses of action will be adopted:

- a) The waste will be isolated immediately within a container within the Composting Area. This will then be removed to a suitably licensed facility; or
- b) All of the waste will be re-loaded into the delivery vehicle and the driver instructed to remove the load to a suitably licensed facility.

4.2.4.9 In the case of both a) and b) above, a record will be kept of the incident including the following information:

- i) The Carrier and vehicle registration number
- ii) The type of non-compliant waste
- iii) The quantity of non-compliant waste
- iv) The date and time
- v) The action taken

4.2.4.10 In addition the Environment Agency will be informed of all such incidents.

4.2.4.11 Adjacent to the area used for unloading waste vehicles a secure container (eg. a skip) will be sited within the Composting Areas for storing any non-permitted waste. This will be removed from site to a suitable licensed landfill when full, but will be replaced with an empty container prior to doing so.

4.2.4.12 Due to the nature of the waste to be handled at the site it is not considered necessary to carry out any sampling and/or testing of the permitted wastes. As detailed in this section, all loads will be visually inspected before these are accepted at the site. Such inspections are considered an appropriate means of assessing whether the waste is within the categories of permitted wastes.

4.2.5 Operating Hours

4.2.5.1 Composting operations will be carried out in conjunction with the quarrying operations. The proposed timescale for these proposals will therefore be the same as those permitted for the quarry, being:

0700 to 1800 hours Monday to Friday
0700 to 1300 hours Saturday

4.2.5.2 No operations would be carried out on Sunday or on Bank or Public Holidays.

4.2.6 Screening

4.2.6.1 All operations are to be carried out within the Composting Areas, which will be enclosed by a soil screen bund having a maximum height of 4m. Having regard to this and the screening measures already in place as part of the quarry workings, it is not considered necessary to provide any further screening of the proposed operations, since these will not be visible from neighbouring properties. Similarly, it is not considered necessary to provide any further measures to minimise noise since these are already provided adequately under the existing quarrying operations.

4.2.7 Wheelwash

4.2.7.1 The existing wheelwash, which was installed as part of the quarry and composting operations, would be used by all HGV traffic leaving the application site. The vehicles will be directed through the wheelwash and routed along the surfaced road before leaving the site. In the unlikely event of deleterious materials being brought onto the public highway, a road sweeper will be employed.

4.2.8 Restoration

4.2.8.1 The site is located within the existing working area of the quarry. In order to restore the quarry it is proposed therefore that the concrete pavement, drainage lagoon and soil bund would be removed prior to the closure of the quarry, following which the site will be restored in accordance with the approved restoration scheme.

5 Planning Policy Background

5.1 Doncaster Unitary Development Plan – (UDP)

5.1.1 The Doncaster UDP was adopted in July 1998 as the Borough's sole statutory land use plan. The UDP contains both strategic and local planning policies for the period up to 2001.

5.1.2 Proposals Map Area 4 of the UDP confirms that Wroot Road Quarry is covered by the following designations:

- Countryside Policy Area
- Safeguarding Area

5.1.3 These designations and associated policies are considered below.

5.2 Countryside Policy Area

5.2.1 Policy ENV 2 states:

"The Borough Council will maintain a Countryside Policy Area in the eastern part of the Borough covering all countryside outside the green belt. The detailed boundaries are shown on the proposals map."

5.2.2 One of the purposes of this Policy is "to retain land in agriculture, forestry and nature conservation uses"

5.2.3 The application site is located wholly within the approved working area of Wroot Road Quarry. As part of the existing planning permissions the quarry is to be restored to a mixture of water, grassland and woodland areas following the extraction of the mineral reserves. As confirmed within this application, it is proposed that prior to the closure of the quarry the composting operations would cease and all associated infrastructure would be removed. The site will then will be restored in accordance with the approved scheme. The proposals therefore do not represent any change in the approved restoration and afteruse of the site. For this reason, it is considered that these proposals are consistent with this Policy, and in particular, the retention of land in nature conservation uses.

5.2.4 Policy ENV 4 states that, within the Countryside Policy Area development will not normally be permitted, other than for a number of listed purposes (eg agriculture, forestry).

5.2.5 Although the proposals are not specified within this policy, it is considered that these are consistent with the aims of the policy. Paragraph 5.29 of the UDP confirms that Policy ENV4 "is based on the guiding principle that development in the countryside should both benefit economic activity and maintain or enhance the environment." It is considered that the proposals will both benefit economic activity and enhance the environment. This will be achieved by maintaining the form of

restoration to be carried out under the existing planning permissions and by providing the environmental benefits associated with the composting of waste materials.

5.2.6 Paragraph 5.31 deals with waste operations in the Countryside Policy Area, stating that these need not be incompatible with the purposes of including land in the Countryside Policy Area provided that high environmental standards are maintained and the site is well restored. It goes on to state that such operations may therefore be acceptable in the Countryside Policy Area.

5.2.7 Policies ENV5 to ENV15 deal with types of development which are unrelated to these proposals, for example development of sites for touring caravans.

5.3 Safeguarding Area

5.3.1 Policy M4 deals with safeguarding of mineral reserves. Since the proposals will not result in the sterilization of mineral reserves it is considered that these are consistent with the requirements of this policy.

5.4 Other Policies

5.4.1 In addition to the above, the following policies of the UDP relating to waste are considered relevant.

5.4.2 Policy SWD 1 states:

“The Council will seek to make provision for sufficient sites and facilities to cater for the waste disposal needs arising within the Borough during the UDP period, subject to all appropriate environment safeguards being met. Waste minimisation, recycling, and methods of waste disposal alternative to landfill, such as incineration and composting, will be supported subject to all other requirements of the UDP. The Council accepts the need for a strategic approach to waste disposal and will co-operate with neighbouring authorities and other interested parties in the assessment of suitable opportunities to deal with waste materials.”

5.4.3 These proposals provide an opportunity to establish an additional composting facility. This would cater for waste disposal needs arising within the Borough and surrounding areas and would meet all appropriate environmental safeguards.

5.4.4 Policy SW 2 states:

“The Borough Council will promote the reclamation and recycling of suitable waste materials whenever this is economic and can be shown to give environmental benefits.”

5.4.5 Yorkshire Aggregates Quarrying Ltd is satisfied that the composting operations are economically viable. Also, as detailed within this supporting statement, the proposals will provide considerable environmental benefits.

5.4.6 Policies WD 1 and SWD 4 state:

Policy WD1

“Proposals for recycling and reclamation facilities will be considered in accordance with waste policies, in particular Policy SWD 4.”

Policy SWD 4

“Proposals for all waste facilities will be considered in terms of the need for the site, its proposed location and the duration and feasibility of the proposal. The Borough Council will seek to ensure that all areas of the Borough enjoy reasonable access to waste disposal sites and facilities and accepts in principle the need for waste disposal facilities to be provided broadly in line with the amount of waste produced in the Borough. However account will also be taken of the needs of the surrounding areas, in cooperation with the neighbouring local authorities.”

5.4.7 The need for the proposed composting facility is confirmed within Section 6. This supporting statement also demonstrates that the site is suitably located, the operations are feasible and the duration of the proposals is appropriate, as part of the current use of the land as a sand and gravel quarry.

5.4.8 Policy WD 3 states:

“Proposals for waste facilities will only be permitted where it can be demonstrated that there is a need for the facility in terms of location and the type and volume of waste arisings.”

5.4.9 The need for the proposed composting facility is confirmed within Section 6 of this supporting statement.

5.4.10 Policy WD 4 states:

“In considering proposals for waste facilities, there will be a preference for proposals which reclaim derelict or degraded land, such as former or active mineral sites. Account will however be taken of any amenity, landscape, conservation or scientific value which such sites may have acquired through reclamation or natural regeneration.”

5.4.11 As confirmed within this supporting statement, the proposed facility would be located within the current working area of Wroot Road Quarry. Also, the application area would be restored at the end of the working life of the quarry, in accordance with the existing approved scheme.

5.4.12 Policy WD 5 states:

“Applications for waste facilities will only be approved where adequate provision has been made for the protection of water resources, water courses and the effectiveness of flood plains and flood defences.”

5.4.13 Section 7 of this supporting statement confirms that adequate provision has been made for the protection of water resources and watercourses. This section also confirms that there is no significant risk of flooding within the application area.

5.4.14 Policy WD 6 states:

“Proposals for waste facilities will be considered in terms of effect on local amenity, agriculture, nature conservation, scientific and archaeological interests, landscape, water resources, listed buildings and conservation areas, access and the highway system.”

5.4.15 The potential effects of the proposals have been considered within Section 7 of this supporting statement. Having regard to the location of the site, the nature of the operations and the control measures to be put in place it is considered that the proposals will have no significant environmental effects.

5.4.16 Policy WD 8 states:

“In the consideration of proposals for waste facilities, regard will be had to the effect of the proposals on local amenity, based on an assessment of visual impact, duration of workings, dust, traffic, fumes and noise generation whilst taking into account screening and other protective measures available or proposed.”

5.4.17 The potential effects of the proposals have been considered within Section 7 of this supporting statement. Having regard to the location of the site, the nature of the operations and the control measures to be put in place it is considered that the proposals will have no significant environmental effects.

5.4.18 Policy WD 9 states:

“In considering proposals for waste facilities the Borough Council will, wherever possible, seek to secure the provision of new public access and rights of way. The Authority will not permit the temporary or permanent disruption of public rights of way without alternative equivalent means of access being provided.”

5.4.19 As confirmed within this statement, the proposals will not disrupt any public right of way.

5.4.20 Policy WD 12 states:

“Applications for waste facilities will only be approved where they provide for and describe methods of landscaping which meet the following criteria.

- a) They provide for the site or facility to be adequately screened at the earliest opportunity.
- b) They provide for the retention of existing healthy tree cover around the periphery of the site and for the protection of these trees from the effects of waste disposal operations.
- c) They provide for landscaping of the completed site with suitable tree cover and hedgerows to be in keeping with the surrounding area.
- d) They provide for the replacement of un-established trees and hedgerows.”

5.4.21 The landscaping measures proposed as part of the application are detailed within Section 4 of this supporting statement. It is considered that these are in accordance with the requirements of this policy.

5.4.22 Policy WD 15 states:

“Applications for waste facilities will only be approved where they provide for an agreed scheme of working which meet the following criteria as appropriate:

- a) A detailed timescale to be provided
- b) Satisfactory layout of operational areas of the site
- c) Protection of public rights of way
- d) Details of modes of transport and access arrangements to the site
- e) Measures to ensure that mud and dust are not carried onto the highway
- f) Hours of operation
- g) Measures to strip, conserve and replace subsoil and topsoil
- h) Measures to prevent undue disturbance or nuisance to local amenities including noise and dust prevention and control of litter
- i) The settlement of tipped materials
- j) The maintenance of the integrity of any cap or seal
- k) Satisfactory and comprehensive details catering for the design, maintenance and arrangements for control of leachate and/or landfill gas arising from landfill sites during tipping and after the completion to tipping.”

5.4.23 Appropriate measures dealing with the above criteria are confirmed within Section 4 of this supporting statement.

6 Need for the Development

- 6.1 In addition to construction aggregates Wroot Road Quarry supplies a range of turf dressings. These are produced by blending soils and compost materials with sand from the quarry. Currently compost is produced at the quarry in accordance with planning permission 06/00061/FULM. However, the capacity of the existing composting facility is not sufficient to meet the demand for turf dressing materials. Clearly it would be preferable to meet this demand using non-peat based compost. It is proposed therefore that the required additional supplies of non-peat based compost should be produced on-site.
- 6.2 Having regard to the above, discussions have taken place between Yorkshire Aggregates Quarrying Ltd and Doncaster, Barnsley and Rotherham Metropolitan Borough Councils. As a result, it has been agreed that, subject to the necessary Planning Permission being granted, waste from these sources would be delivered to the site for use in the production of compost at Wroot Road Quarry. In addition to the need for suitable compost therefore, the proposals would assist in the need to deal with waste produced by Doncaster, Barnsley and Rotherham Councils, in accordance with existing environmental policies and guidance.

7 **Environmental Considerations**

7.1 **Noise Generation**

7.1.1 The sources of noise created by the proposals will be limited to the following:

- a) vehicles used to transport materials to and from the site;
- b) on-site vehicles used to process the materials

7.1.2 The site is already used by HGV traffic as part of the permitted quarrying and composting operations. The waste materials imported to the site will effectively replace deliveries of peat compost which would otherwise need to be used in the production of turf dressings. The proposals will therefore not increase traffic movements above those already permitted at the site. For this reason, it is considered that the proposals will not result in an increase in noise levels from this source.

7.1.3 The processing of materials within the composting operation will be carried out by the same type of plant and vehicles as those already used on-site. It is therefore considered that the proposals will have no significant effect on existing noise levels.

7.1.4 In addition to the above, the proposals do not seek to extend the hours of operation already permitted for the operation of the quarry.

7.1.5 Having regard to the above it is considered that noise levels resulting from the proposals will not exceed those of the existing quarry and composting operations which are already permitted by the existing planning permissions.

7.2 **Dust Generation**

7.2.1 The operations of importing, screening and moving materials contained within the proposals are broadly the same as those currently carried out at the quarry. The main source of dust is from the movement of vehicles along the internal haul roads within the quarry. Yorkshire Aggregates Quarrying Ltd regularly monitors the level of dust created by the existing operations. During periods of prolonged dry weather the haul roads and other sources of dust are sprayed with water in order to prevent the creation of wind blown dust.

7.2.2 In addition to the existing requirements for dealing with dust from the quarry it is proposed that site personnel supervising the operations will carry out visual monitoring of aerial emissions. In the event that visible aerial emissions are detected which are likely to be transported beyond the site boundary, immediate action will be taken to suspend the waste handling operations giving rise to the emissions. Operations will then be recommenced only after action is taken to suppress the emission.

7.2.3 It is considered that there will be no problems associated with dust since these will be prevented by the control measures already carried out as part of the permitted quarrying operations, and those contained within these proposals.

7.3 **Odour**

7.3.1 Measures will be taken to control and monitor emissions of odours from the site. The Site Manager or Supervisor will carry out olfactory monitoring of emissions at the site boundary at least twice a day. These will be located downwind of the Composting Areas. In the event that emissions are detected which are likely to be transported beyond the site boundary at such levels likely to cause either pollution of the environment, harm to human health or serious detriment to local amenities, immediate action will be taken to suspend the waste handling operation giving rise to the emissions. Operations will be recommenced only after action is taken to suppress the emission from the waste.

7.3.2 Having regard to the above and the additional control measures contained within these proposals it is considered that there will be no significant risk associated with the proposals.

7.4 **Hours of Operation**

7.4.1 As detailed in Section 4 above, it is proposed that the hours of operation should be the same as those already authorised under the existing planning permissions these being:

Monday – Friday 0700 to 1800 hours

Saturday 0700 to 1300 hours

7.4.2 No working or other operations will take place on Sundays or Bank Holidays.

7.4.3 Having regard to the above it is considered that the proposed hours of operation will have no significant effect, since these will be identical to those already permitted at the quarry.

7.5 **Nature Conservation Issues**

7.5.1 The application site is located wholly within the permitted working area of the existing quarry. Following the extraction of the permitted mineral reserves from the quarry the application area will be restored to the approved landform. It is considered therefore that the proposals will have no effect on nature conservation issues.

7.6 Effects on Water Resources

7.6.1 Surface Water

7.6.1.1 The application area is situated within the existing approved working area of Wroot Road Quarry. There are no surface drains within the boundary of the application site. Currently surface water from the application site percolates through the underlying strata. It is considered therefore that the proposals will have no effect on surface water.

7.6.2 Ground Water

7.6.2.1 The strata below the surface of the application area comprises of sand and gravel which overlie the Sherwood Sandstone beds. Exploratory surveys carried out for the purpose of the most recent planning permission have confirmed that the ground water is approximately 2.0 to 3.5 metres below the surface.

7.6.2.2 Prior to the commencement of composting operations within the Proposed Composting Area an impermeable concrete pavement is to be constructed, together with an enclosed drainage system which will discharge to an adjacent sealed lagoon. These containment measures will be in accordance with the construction and quality assurance requirements of the Environment Agency's Environmental Permit for the site. Similarly, all composting operations will be carried out on the impermeable concrete pavement in accordance with the Environmental Permit. Having regard to these measures it is considered that there will be no significant risk to the ground water.

7.7 Traffic

7.7.1 The waste materials imported to the site will effectively replace deliveries of peat compost which would otherwise need to be used in the production of turf dressings. Having regard to this, the proposals do not represent an increase in the lorry movements authorised by the existing planning permission. It is therefore considered that these proposals will have no significant effect on the level of traffic movements associated with the quarry.

7.8 Access

7.8.1 The sole means of access to and from the site will be through the existing quarry access on to Wroot Road. Having regard to this, it is considered that the proposals will have no effect on the existing means of access to or from the quarry.

7.9 Visual Impact

7.9.1 The on-going quarry operations are already well screened from adjacent roads and residential properties by existing trees and hedges around the boundary of the quarry. In addition, Yorkshire Aggregates Quarrying Ltd proposes to construct a soil screening bund along the boundaries of the Proposed Composting Area. The

maximum height of this bund will be 4m, approximately equal to that of the stockpile and windrows of compost materials within the site. For these reasons it is considered that the proposals will have no effect on the visual amenity of the site and its surroundings.

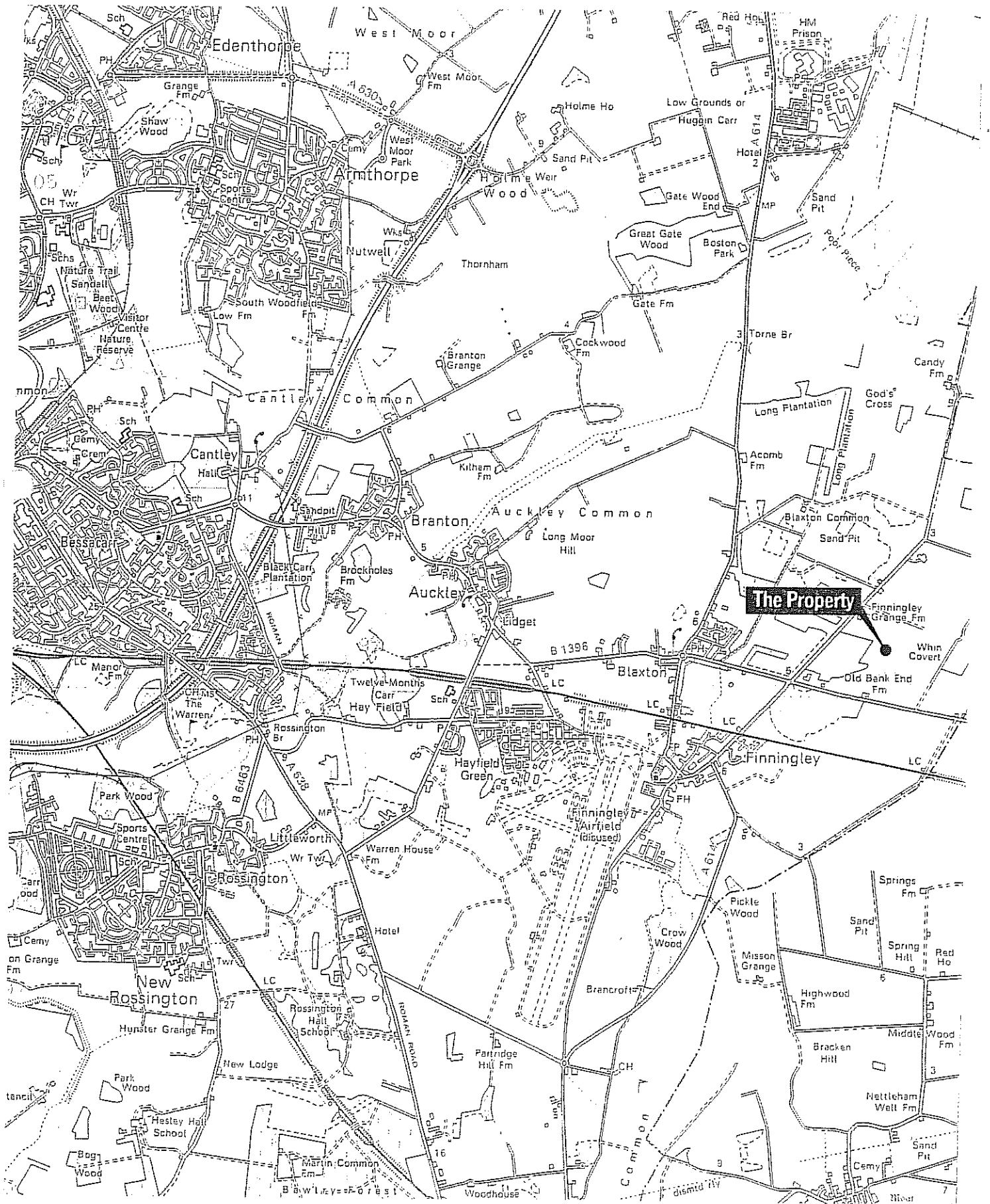
7.10 Flooding

- 7.10.1 The application area is located within an area identified within the Doncaster UDP as being vulnerable to flooding. The issue of flooding was considered prior to the grant of planning permission for the existing composting facility (permission number 06/00061/FULM). The views of both the Environment Agency and the Hatfield Chase Internal Drainage Board were obtained on the risks associated with flooding. A copy of the responses is attached at Appendix 1. Both confirm that there is no significant risk of flooding.

8 Summary and Conclusions

- 8.1 In addition to construction aggregates, Wroot Road Quarry supplies a range of turf dressings. Currently these are produced by the existing composting facility, however this is insufficient to meet demand for turf dressings. The application proposes therefore to increase the composting capacity at the quarry by the use of an additional facility.
- 8.3 The proposals would reduce the haulage distance of HGV traffic since compost materials would be supplied from local sources. The proposals will therefore assist in the need to deal with waste produced by the Council and from neighbouring areas in accordance with existing environmental policies and guidance.
- 8.4 The operations of importing, screening and moving material contained within the proposals are identical to those carried out at the existing composting facility and are broadly the same as those undertaken in the quarry. For this reason it is considered that there will be no significant change in the effects of noise, dust, access or visual intrusion.
- 8.5 Both the Environment Agency and the Hatfield Chase Internal Drainage Board were consulted on the proposals for the existing approved composting facility, in relation to the risk of flooding. Following these consultations it is considered that there is no significant risk of flooding.
- 8.6 The potential effects associated with odours have been considered as part of the application. The proposals include the provision of specific monitoring and control measures necessary to deal with this issue. In addition, the proposals will be subject to the controls of the Environment Agency, contained within the Environmental Permit which will be required in order to operate the site.
- 8.7 The application site is wholly within the permitted working area of the existing quarry. The proposals will involve no change to the approved restoration scheme for the quarry.

PLANS

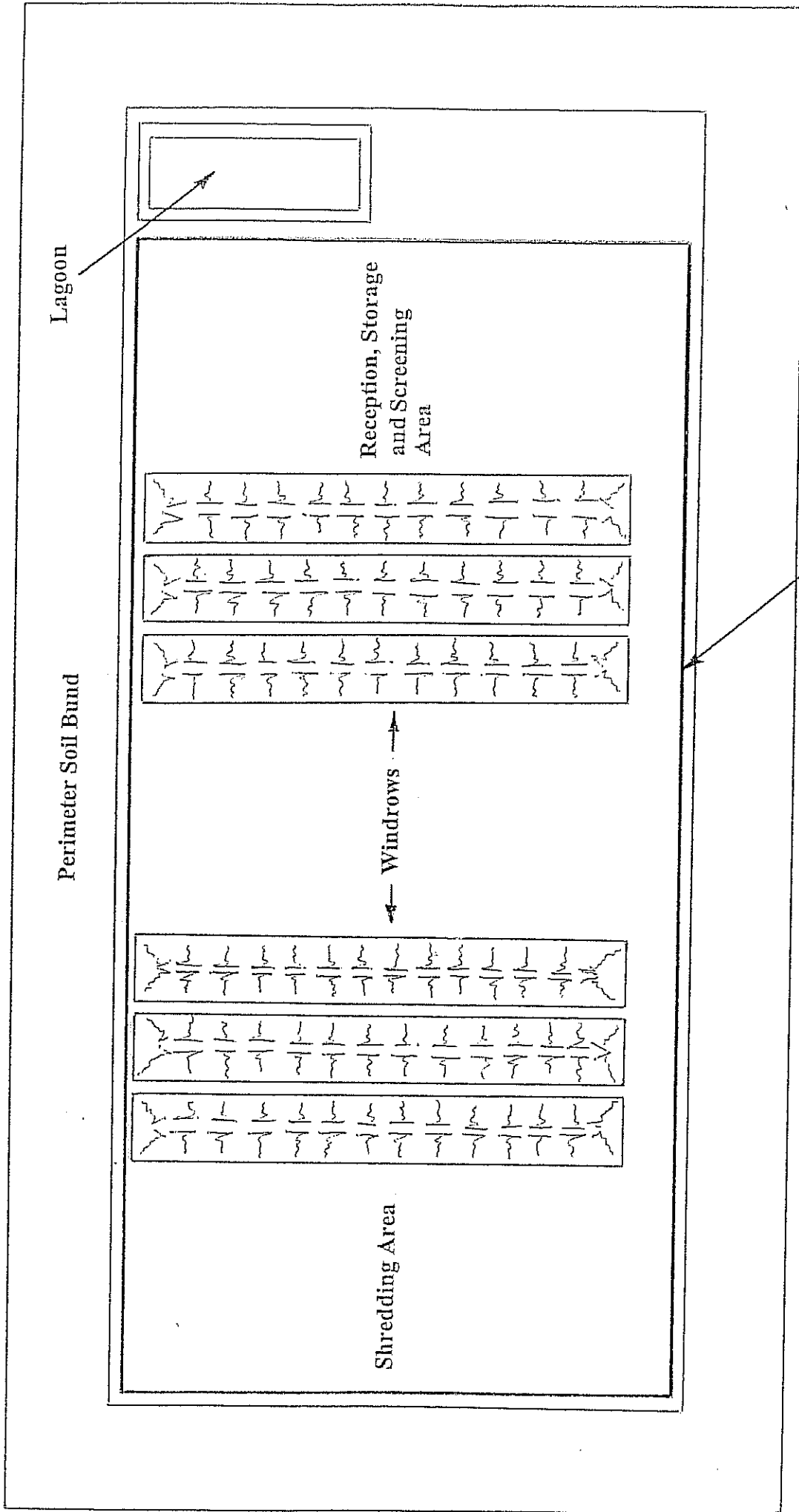


Site Location

Plan No 1

Scale 1 : 50,000

BARDILL BARNARD
 CHARTERED SURVEYORS



Composting Area

Plan No 3

Not to Scale

BARDILL BARNARD
 CHARTERED SURVEYORS

APPENDIX 1

**Consultation responses from the
Environment Agency and Hatfield Chase
Internal Drainage Board**

THE CORPORATION OF THE LEVEL OF
HATFIELD CHASE INTERNAL DRAINAGE BOARD
A member of the Shire Group of Internal Drainage Boards

Shire Group
of IDBs

Bardill Barnard Chartered Surveyors
Anston House
Ryton Road
North Anston
Sheffield
S25 4DL

Denison House
Hexthorpe Road
DONCASTER
South Yorkshire
DN4 0BF

www.shiregroup-idbs.gov.uk
t 01302 342055
f 01302 329887
e info@shiregroup-idbs.gov.uk

The Shire Group of
Internal Drainage Boards
is managed by Grantham
Brundell & Farran (part o
JBA Consulting)

For the attention of Mr D Barnard, Director

Your Ref: 2005100603 DL/LK

Our Ref: BG\KB\HC (P1)

11 October 2005

Engineer and Clerk to:
Ancholme IDE
Ashfields and West Moor IDE
Beadle and Upper Swale IDE
Black Drain DB
Cod Beck IDE
Dearne and Dove IDE
Dun Drainage Commissioners
Fairham Brook IDE
Finningley IDE
Garthorpe DD
Hatfield Chase IDE
Lanham IDE
Lower Swale IDE
Messingham IDE
Potters Carr IDE
Reedness and Swinefleet DE
River Lugg IDE
River Wiske IDE
Scunthorpe IDE
Sow and Penk IDE
Tween Eridge IDE
Went IDE

Dear Mr Barnard,

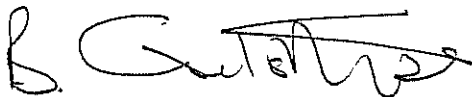
**Wroot Road Quarry, Finningley, Doncaster - Proposed Green Waste
Composting Facility - Flood Risk**

Thank you for your letter of 6 October 2005 in connection with the above matter.

The site in question is part of a field on the edge of the Hatfield Chase Drainage Board district in an area where the Board has not had any problems in recent years. However we have now surveying details or information where the highest water levels have been recorded and no guarantee can be given that the site will not flood. The Boards high water drain is some three fields from the site and has not been known to affect the area in question. However it must be borne in mind that the site is included in an Internal Drainage Board district which means there will be some element of risk.

Engineer to:
Armthorpe IDE
(Clerk: - Walker Jones Solicitors)
Everton IDE
(Clerk: - Mr JA Walker)
Gainsborough IDE
(Clerk: - Mr JA Walker)
Selby Area IDE
(Clerk: - Hunter, Gee & Holroyd)
Goole & Airmyn IDE
(Clerk: - Mr P Beattie)
Knottingley to Gweddall IDE
(Clerk: - Mr W Chisem)

Yours sincerely,
For Jeremy Benn Associates Limited



Bruce Gelsthorpe
Technical Director
bruce.gelsthorpe@jbaconsulting.co.uk



ENVIRONMENT
AGENCY

Mr. David Barnard
Bardill Barnard
Anston House
Ryton Road
North Anston
Sheffield
S25 4DL

Our ref: JB/795/010
Your ref: 2005091402 DB/LK
Date: 27/09/2005

Dear Mr. Barnard

**Wroot Road Quarry, Finningley
Proposed Green Waste Composting Facility**

Thank you for your letter dated the 14th September 2005.

The above property is within the Environment Agency's current 1 in 100 year flood zone England and Wales, i.e. with a 1% or greater annual probability of flooding from the River Torne and local watercourse and drains. These maps show land at risk of flooding in the event of failure of flood defences or over topping by a flood of greater magnitude than that for which the defences were built.

The Environment Agency has recently completed the River Torne Strategy, which consists of extensive modelling work of the River Torne and is calibrated to the November 2000 flood event. The Torne Strategy indicates this site will not flood from the River Torne during a 1:100 year flood event.

A simplistic flood risk assessment should be done to consider the other watercourses.

The Environment Agency records show that this site is within Hatfield Chase Internal Drainage Board area. I recommend that you contact Grantham Brundell and Farran at Denison House, Hexthorpe Road, Doncaster, DN4 0BF, Tel 01302 342055, Fax 01302 329887, to seek his comments to there enquiry.

Yours faithfully

Andrew Disney
Development Control Team Leader
Direct dial 0115 8463675
Direct fax 0115 8463681
Direct e-mail jennifer.branford@environment-agency.gov.uk
Please ask for Jennifer Branford ext 3675

Rotherham Metropolitan Borough Council

Form DCNVC.DOC

| | |
|---|--|
| <p align="center">Town and Country Planning Act 1990 Town and Country Planning Development Orders</p> | <p align="center">RB2008/1687 (VC) Reference</p> |
| | <p align="center">11 December 2008 Decision Date</p> |
| <p>Bardill Barnard The Turbine Coach Close Worksop Notts S81 8AP</p> | |
| <p>Description and Location Use of land as extension to existing plant and vehicle maintenance facility including erection of workshop, concrete production plant and waste storage area with variation to Conditions 9 (hours of operation), 10 (material types), 13 (location of deliveries) & 14 (number of deliveries) imposed by RB2007/1059 to allow deliveries all year except Christmas Day & Boxing Day, additional waste types to be accepted, non-skip deliveries to be allowed and 20 loads per day delivered at land at Aven Industrial Park Tickhill Road Maltby Rotherham for Yorkshire Aggregates Ltd</p> | |

You are hereby notified that your application for **VARIATION/NON-COMPLIANCE** was **GRANTED CONDITIONALLY** on 11 December 2008.

Condition(s) imposed:

01

[PC97] The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) and letter dated 24th October 2008 except as shall be otherwise agreed in writing by the Local Planning Authority.
(Drawing numbers 1:1250 Location Plan received 27/10/2008)

02

Within three months of the date of this permission, that part of the site to be used by vehicles shall be constructed with either;

a/ a permeable surface and associated water retention/collection drainage, or;

b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

03

[PC66*] The open storage of materials on the site shall not exceed a height of four metres above the general surface of the site.

04

The plant and vehicle maintenance facility shall be used in association with the operators vehicles only.

05

The area shaded green on the approved drawing no. "25-138 2 Rev D" shall remain as open land and shall not be used for the storage of materials, plant or vehicles.

06

Unless otherwise agreed in writing with the Local Planning Authority, deliveries to and deposit of waste in the existing storage and sorting shed shall not take place other than between the hours of 07:30 to 17:00 and there shall be no working on Christmas Day or Boxing Day. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority shall be notified at the

earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

07

Unless otherwise agreed in writing with the Local Planning Authority, waste materials delivered and deposited in the existing storage and sorting shed (as shown on drawing number 25-1382c) shall be limited to those set out in the applicant's letter dated 24 October 2008.

08

[WC45] At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

09

Operations shall be carried out in accordance with the details and recommendations set out in the Noise Impact Assessment dated May 2006 any variation there from shall require submission of a report demonstrating that noise emissions from the amended building/process/plant will not increase over those currently predicted.

10

Unless otherwise agreed in writing with the Local Planning Authority, all waste shall be delivered directly into the building in preparation for sorting and bricks and concrete to the screening area to the rear of the site. External storage areas shall be used for sorted materials only and the stockpiles shall be managed to prevent vehicles driving over the material and to prevent dust lift off.

11

Unless otherwise agreed in writing with the Local Planning Authority, no more than 20 loads per day shall be delivered to the site.

12

All lorry movements into and out of the site for the purposes of the development hereby approved shall only be via the existing access point to Tickhill Road as indicated on the approved site location plan except as may be otherwise agreed in writing by the Local Planning Authority.

13

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 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.

14

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity compatible with the site being adequately drained. Roof water shall not pass through the interceptor.

Reason(s) for Condition(s):

01

[PR97] To ensure that the development is carried out in accordance with the approved/amended plans.

02

To ensure that mud and other extraneous material is not deposited on the public highway.

03

[PR66] In the interests of the visual amenities of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

04

To prevent an unacceptable level of intensification of the use of the site to the detriment of the amenities of the area, traffic levels and highway safety.

05

In the interests of the character and appearance of the Green Belt in accordance with UDP policies ENV1 'Green Belt', ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development'.

06

In the interests of local amenity, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

07

To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

08

In the interests of local amenity, in accordance with Policy WM 1.2 of the adopted UDP.

09

In the interests of local amenity, in accordance with Policy WM 1.2 of the adopted UDP.

10

In the interests of local amenity, in accordance with Policy WM 1.2 of the adopted UDP.

11

In the interests of local amenity, in accordance with Policy WM 1.2 of the adopted UDP.

12

To define the access arrangements and in the interests of general highway safety, in accordance with Policy WM 1.2 of the adopted UDP.

13

To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, further to Policy WM 1.2 of the adopted UDP.

14

To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, further to Policy WM 1.2 of the adopted UDP.

Important:

Please read the attached form VC NOTES carefully.



^{pp} Director of Planning and Regeneration.