

PASTURE HOUSE QUARRY, SOUTHOWRAM



WASTE RECOVERY PLAN

On behalf of



February 2021

Silkstone
Environmental Ltd

www.silkstoneenvironmental.co.uk

DOCUMENT ISSUE RECORD

Contract No.	20293
Client	Marshalls Mono Ltd
Contract	Pasture House Quarry Permit Application
Document Title	Waste Recovery Plan

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Contents

Section.	Title	Page No.
1.	Introduction	4.
2.	Principal Objectives	5.
3.	Site Planning Permission	5.
4.	Imported Waste Material	6.
5.	Recovery vs Disposal Criteria	8.
6.	Conclusion	10.

Appendices

1. Approved Restoration Scheme
2. Proposed Waste Recovery Area and Cross section plan
3. Existing Planning Permissions

1. Introduction

- 1.1 Silkstone Environmental Ltd have been appointed by Marshalls Mono Ltd to compile a Waste Recovery Plan (WRP) for a proposal to restore the operational Pasture House Quarry back to the planning permitted restoration levels by the importation of inert waste.
- 1.2 Pasture House Quarry is an operational sandstone quarry which has planning permission for sandstone extraction and the importation of inert waste for restoration of the quarry back to original ground levels and agricultural use, Ref 14/00138/MCO and 14/00409/MIN from Calderdale Council.
- 1.3 The quarry is located approximately 450 metres North East of Southowram Village, Grid Ref SE119239 (E411900, N423900).
- 1.4 All of the stone extracted from Pasture House Quarry is used to supply the company's major production facility at Cromwell Wood Quarry which is also located in Sowthowram. It produces a range of building products including sawn paving, reconstructed walling and 'specialist' aggregate.
- 1.5 The operators have an existing permit, Ref EPR/AP3194EM at Cromwell Wood Quarry which is close to capacity and are therefore looking for a new site for continuation of tipping operations. There is approximately 12 months of void space remaining. Pasture House Quarry is approximately 700m North West from the Cromwell tip.
- 1.6 The permit is for disposal of the inert residues from the stone cutting and sand manufacturing operations and is inert in nature. The material when tipped is a sludge with typically 25% moisture content and sets hard when fully dried out.
- 1.7 This material is currently mixed with shales to create a supporting buttress against an unstable quarry face and was considered a waste recovery application for this reason. The material required at Pasture House Quarry would be for restoration purposes only to enable the site to be restored back to original ground levels to make up the shortfall from mineral extraction.
- 1.8 The annual tonnage of material to be deposited is up to 20,000 tonnes per annum with a void space of approximately 200,000 tonnes. The area shown on plan 20293/100 is the area proposed for the new permit and is the current area for mineral extraction. This area is approximately 3.5 Hectares.

2. Principal Objectives

- 2.1 The operator's principal objectives are to meet a planning obligation by importing inert restoration materials to reinstate the land back to the planning permitted levels, which will enable a more beneficial end use of the land for agricultural use to create a free draining landform. Without the importation of inert materials, the land would only be able to be restored to a low level therefore become heavily saturated and the land would not be fit for agricultural farmland.
- 2.2 Also, with their existing facility under permit No EPR/AP3194EM being close to completion, the operator requires another facility to enable the wastes from the stone cutting and processing operations to be of beneficial use for the recovery of land rather than being disposed of in landfill.
- 2.2 The approved restoration drawing, Ref 20053/001 shows the final land contours with the land being restored back to agricultural use. The proposed permit area will be with enclosures 3 and 4 on the plan which is included in Appendix A.
- 2.3 The minimum volume of waste needed to create the landform in the restoration master plan to make up the shortfall from mineral extracted is approximately 200,000 tonnes.
- 2.4 In accordance with the NPPF (National Planning Policy Framework), the proposals should ensure that the site is restored to beneficial after use at the earliest opportunity and to high environmental standards which cannot be achieved without inert waste for recovery of the land.

3. Site Planning Permission

- 3.1 There is a planning obligation on the two extant planning permissions on site for the requirement for importation of inert restoration materials to make up the shortfall of extracted sandstone to enable the site to be restored back to original ground levels. The two permissions and relevant conditions are listed below:
- 3.2 Planning Permission - 14/00138/MCO (Review of original permission 97/01207/MCO) granted on the 29th April 2014. The relevant condition relating to the importation of inert restoration materials is condition 3 below.
- 3.3 Condition 3 states:
The winning and working of minerals and the deposit of mineral waste and imported inert restoration materials shall cease no later than 21 February 2042 and the site shall be restored to agriculture and amenity woodland in accordance with supporting statement and condition numbers no's 32 to 43 below.
- 3.4 Planning Permission 14/00409/MIN granted on the 28th August 2014. The relevant condition relating to the importation of inert restoration materials is condition 1 below.
Condition 1 - The winning and working of minerals and the deposit of mineral waste and imported inert restoration materials shall cease no later than 1st September 2024.
- 3.5 A planning obligation exists to restore the site back to original ground levels and this is the contour scheme the operators are looking to provide for the end restoration of the site under a Waste Recovery Permit.

4. Imported Waste Material

- 4.1 As the quarry is still operational and there are still sandstone reserves to be extracted, it is not possible to put an exact figure of the volume of imported material needed to achieve the restoration contours but it is estimated to be approximately 200,000 tonnes. This is considered the minimum volume of material needed.
- 4.2 At a proposed importation rate of 20,000 tonnes per annum, it would take approximately 10 years to complete.
- 4.3 The imported material consists of stone and sand sludge from the stone cutting operations and the sand processing plant as well as inert waste from the concrete plant. This material is currently mixed with as dug shales from the quarry and provides an inert restoration material replacing the sandstone mineral which has been previously extracted. The material is inert in nature and whilst is a sludge when tipped (with typically 25% moisture content) it sets hard and solid when allowed to dry out. This mixture of materials and processes is expected to continue in the new permit area if approved.
- 4.4 The waste recovery area and cross sections plan 20293/100 in Appendix 2 demonstrate the levels of fill required to achieve the planning permitted restoration contours.
- 4.5 The material to be used would continue to comprise of uncontaminated inert material which provides the required engineering criteria. The table below outlines the ECW waste codes we intend to import.

Waste Code	Description	Source
01 01 02	wastes from mineral non-metalliferous excavation	Factory
10 13 14	Waste concrete and concrete sludge	Factory
17 05 04	Soil and stones	Excavation sites
20 02 02	Soil and stones	Excavation sites

- 4.6 Soil and stones is included in case further soil is required for restoration to provide adequate cover to provide a suitable growing medium.
- 4.7 The operator will ensure that material imported to the site is inert and non-hazardous in nature.
- 4.8 The operators shall ensure that material imported to the site is accompanied with information including chemical testing, and details of the source of material (specifically, the excavation site location).
- 4.9 Inert material will be delivered to the site by rigid body HGV, and will be deposited at the area of restoration active at the time.
- 4.10 Each delivery of inert material shall be inspected by the operator to ensure that it is compliant with the waste types detailed in Section 5.5 above. Upon satisfactory inspection, the material will be deposited. The operator shall ensure that non-compliant waste is not accepted at the site.

-
- 4.11 Deposited material will be periodically checked by an independent engineer for compliance with the relevant standards.
- 4.12 Unsuitable waste materials shall not be accepted at the site. The following wastes are considered unsuitable material.
- i) Peat, material from swamps, marshes and bogs.
 - ii) Logs, stumps and perishable material.
 - iii) Material in a frozen condition.
 - iv) Material susceptible to spontaneous combustion.
 - v) Any domestic waste.
 - vi) Clay of liquid limit exceeding 80% and/or plasticity index exceeding 55%.
 - vii) Any putrescible, organic, biodegradable or hazardous material.
 - viii) Untreated material from any contaminated site.
 - ix) Any material which comprises less than 95% by volume inert excavation and demolition waste such as bricks, concrete, soil, subsoil and related inert demolition waste and waste products.
 - x) Any material which contains more than trace and fragmentary quantities of material for which established recycling provision exists i.e. glass, plastics, paper and card, metals, machinery, consumer goods etc.
- 4.13 In any case, waste materials and EWC codes other than those stated in paragraph 5.8 shall not be accepted at the site.

5. Recovery V Disposal Criteria

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

Is there a clear benefit from the activity?

5.2 There are a number of benefits provided from the proposed activity as follows;

- To enable the quarry to be restored back to agricultural use
- To provide a free draining field which without importation would leave a large void which would inevitably fill with water
- If the factory waste is not used as restoration material at Pasture House Quarry, it will need to be disposed at a landfill so is a beneficial use of this material

Is the recovered waste material suitable for its intended use?

This waste is currently being used to restore the adjacent Cromwell Wood Quarry which is close to completion. The operations would transfer over to Pasture House Quarry for use as a restoration material for the same purpose.

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

5.3 To replace the volume of mineral that has already and needs to be extracted has been estimated as a minimum volume of 200,000 tonnes to achieve the planning permitted restoration levels.

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

5.4 The operator fully intends to carry out the proposed scheme by importation of suitable engineering material from the stone processing operations at the adjacent factory.

5.5 The use of waste material instead of non-waste for the proposed engineering purpose is considered to be consistent with the legal framework for Waste Recovery as stated in the Annex II of the Waste Framework Directive (2008/98/EC). Specifically the proposed scheme is consistent with the following recovery operations;

- R10 Land treatment resulting in benefit to agriculture or ecological improvement
- R11 Use of wastes obtained from any of the operations numbered R1 to R10
- R12 Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced).

5.6 The Waste Framework Directive and in particular paragraph 19 states;

“(19) The definitions of recovery and disposal need to be modified in order to ensure a clear distinction between the two concepts, based on a genuine difference in environmental impact through the substitution of natural resources in the economy and recognising the potential benefits to the environment and human health of using waste as a resource.....”

- 5.7 It is stated that the proposed use of inert waste material to be used as restoration material at the site instead of virgin crushed rock/aggregate satisfies the substitution reference in the Waste Framework Directive.

Will the proposal be completed to an appropriate standard?

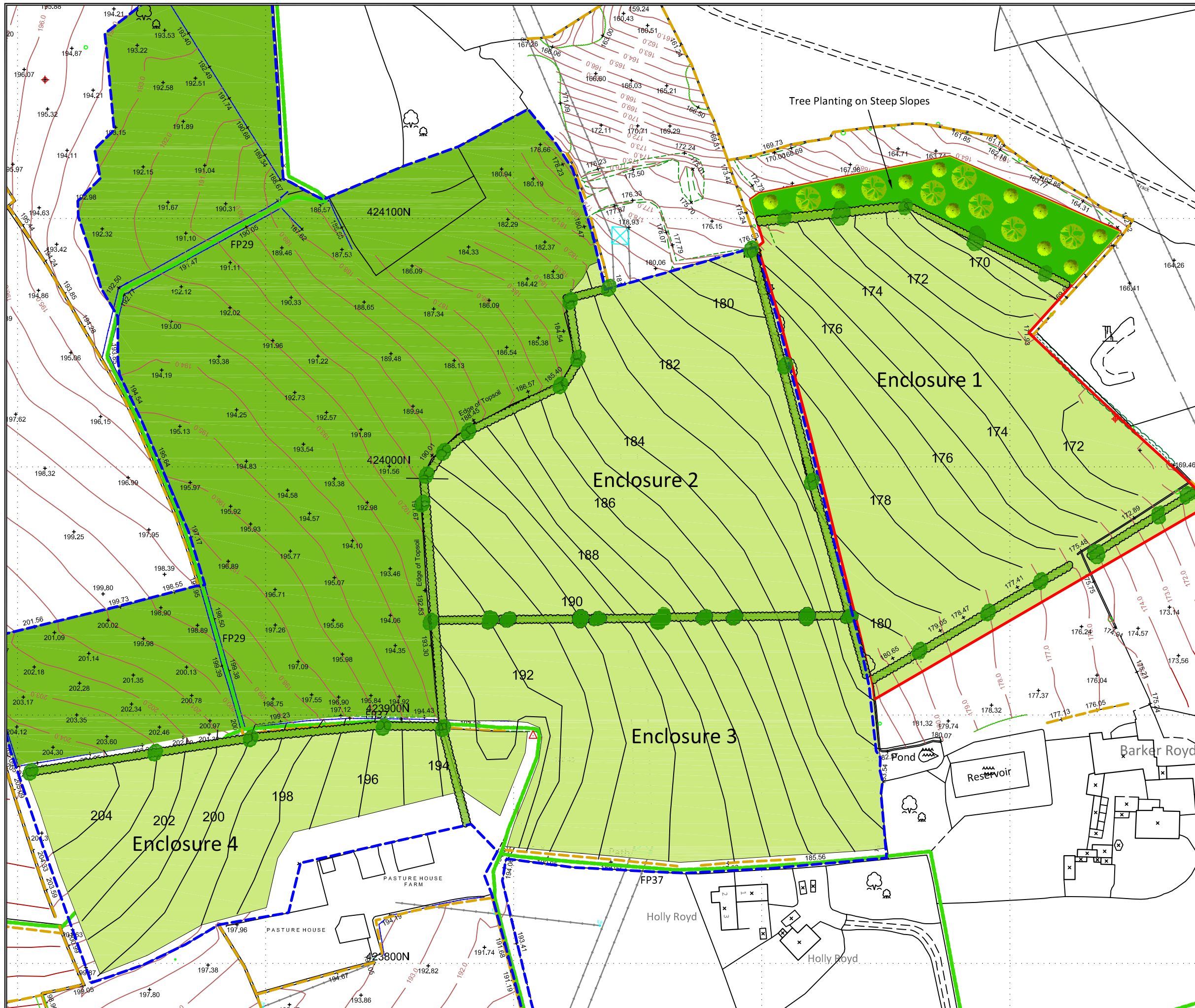
- 5.8 The proposed scheme is required to enable the site to be restored to planning permitted levels and back to agricultural use. suitable for agricultural use.
- 5.9 The proposed scheme has been designed to give an effective and lasting benefit, for agricultural use and from an improved land drainage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









6. Conclusion

- 6.1 The submitted scheme has been proposed to enable the quarry to be fully restored to an effective and beneficial end use which cannot be achieved with the current waste recovery contour scheme.
- 6.2 The scheme has a projected working programme of approximately 10 years based on a average infill rate of 20,000 tonnes per annum. However, waste input quantities may vary periodically depending on the availability of suitable material from the stone processing operations at the factory at Cromwell Wood Quarry.
- 6.3 The required restoration profile will be demonstrated by periodic survey and setting out, as directed by the operator in consultation with an independent engineer. Confirmation of completion will be provided by a final topographic survey and inspection and sign off by an independent engineer.
- 6.4 This document forms the required Waste Recovery Plan and details operations proposed by the site operator. In providing a Waste Recovery Plan, the operator wishes to establish that the principal of Waste Recovery for the scheme and requests confirmation from the Environment Agency.

Silkstone Environmental
February 2021

Appendix 1: Approved Restoration Scheme



	Planning Permission 14/00409
	Planning Permission 14/00138
	Native Species Hedgerows
	Hedgerow trees
	Restored Pastureland in Eastern Extension
	Native Woodland Planting
	Areas previously restored within planning permission boundary
	Restoration contours (m AOD)

Rev	Description	Date	Drawn	Chkd
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Client:



Project:

PASTURE HOUSE QUARRY

Plan Title:

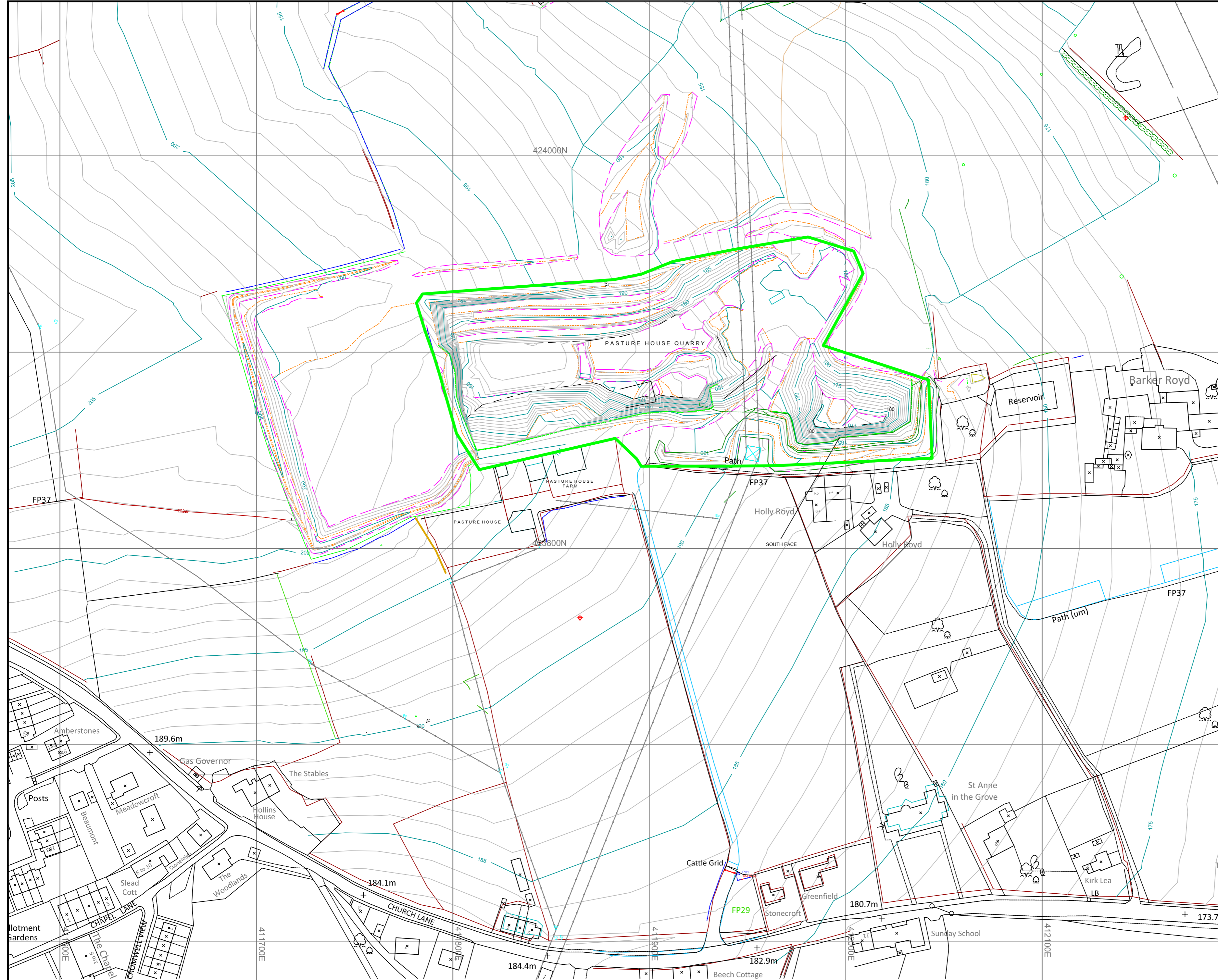
Restoration Master Plan

Silkstone Environmental Ltd
www.silkstoneenvironmental.co.uk
 7, Hall Annex, Thorncliffe Park, Chapeltown, Sheffield, S35 2PH
 Tel (0114) 2573487 Fax (0114) 2573459

Project No. 20050	Dwg No. 20050/001	Rev
Date: Feb 20	Drawn: PS	Chkd:
Scale: 1:1500 @ A3		

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Appendix 2: Waste Recovery Area & Cross Section Plan



LEGEND

— Proposed Waste Recovery Area

Rev	Description	Date	Drawn	Chkd

Client:



Project:

PASTURE HOUSE QUARRY

Plan Title:

WASTE RECOVERY PLAN

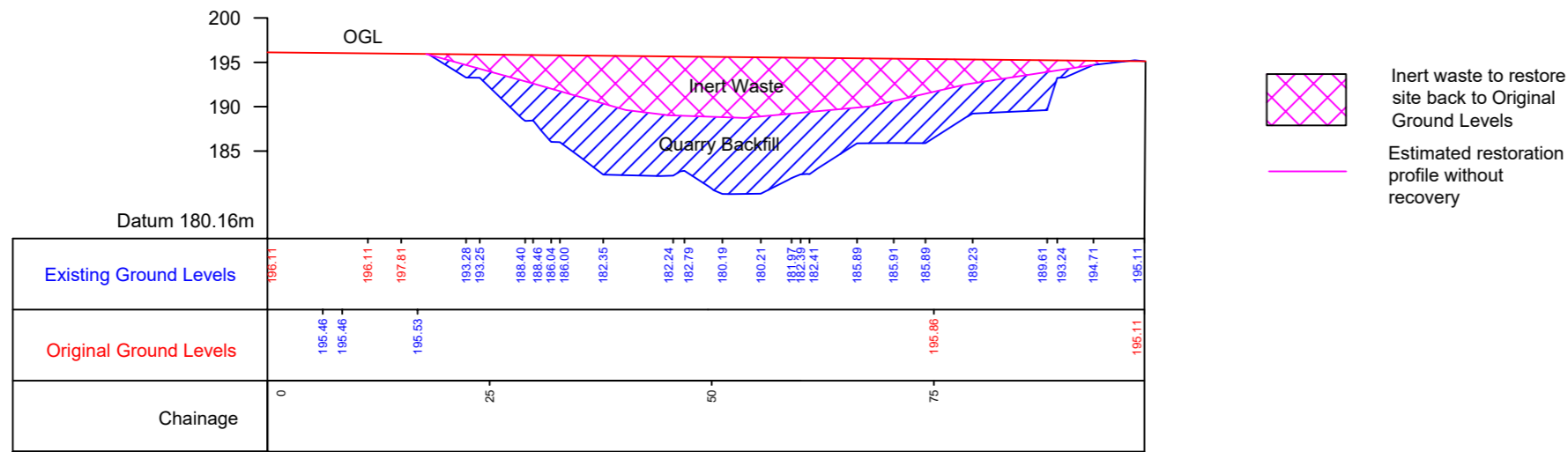
Silkstone Environmental Ltd
www.silkstoneenvironmental.co.uk

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

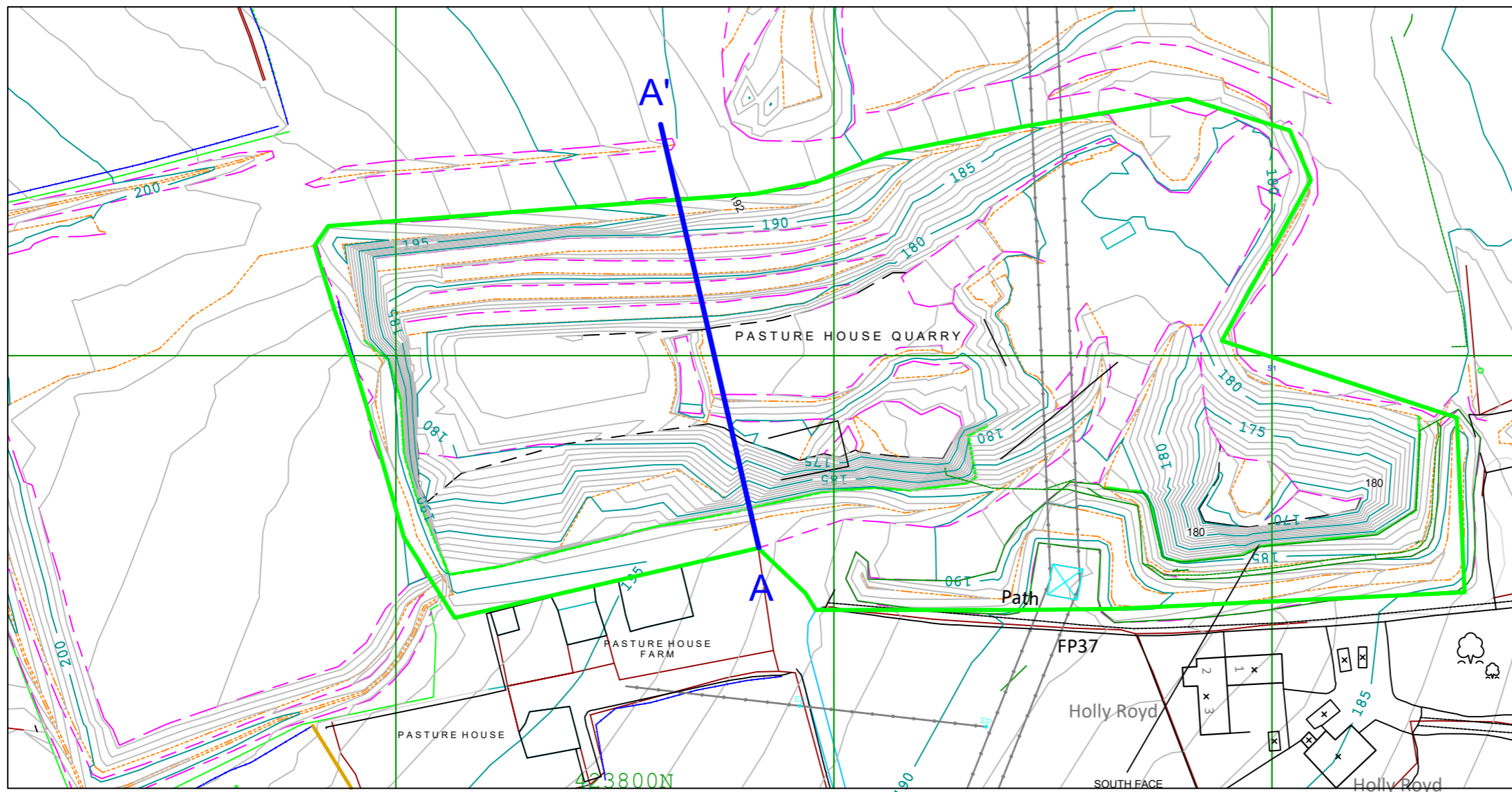
Project No. 20293	Dwg No. 20293/100	Rev
Date: Jan 20	Scale: 1:1250 @ A2	

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A — A' Cross Section Location



Section A-A'



Rev	Description	Date	Drawn	Chkd
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Client:



Project:

PASTURE HOUSE QUARRY

Plan Title:

WASTE RECOVERY PLAN
CROSS SECTION

Silkstone
Environmental Ltd

www.silkstoneenvironmental.co.uk

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

Project No. 20293	Dwg No. 20293/101	Rev
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Date: Feb 21	Drawn: PS	Chkd: MB	Scale: 1:750 @ A3
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Appendix 3: Planning Permissions

NOTICE OF DETERMINATION OF CONDITIONS

Section 96, paragraph 9 of Schedule 13 and paragraph 6 of Schedule 14
of the Environment Act 1995

THIS PERMISSION DOES **NOT** CONSTITUTE APPROVAL UNDER THE BUILDING REGULATIONS

(Please see notes at end of this letter)

To
Marshalls Natural Stone
c/o Geoplan Limited
FAO Martin Clayton
Unit 1
Cedars Office Park
Butt Lane
Normanton On Soar
LE12 5EE

This Council hereby gives notice that updated conditions have been determined for

**Application for determination of conditions for mineral site/mining site Environment
Act 1995 : (S.96 Sch.13) for surface mineral workings to extract stone (original planning
permission BR11323 and Review: 97/01818/MCO)**

on land at

**Pasture House Quarry
Church Lane
Southowram
Halifax**

in accordance with the Scheme of Conditions and the following plans submitted to the Council
on 07.02.2014.

Plan Type	Reference	Version	Date Received
Landscape Plan	P23 R.LVIA-1		07.02.2014
Visual Assessment	P23 R.LVIA-2		07.02.2014
Phasing Plan	P23/22		07.02.2014
Restoration Plan	P23/23		07.02.2014
Location Plan	P23/24		07.02.2014

The Council on 29.04.2014 hereby approved the following conditions:-

1. The development to which the conditions below relate is for permission to quarry stone under planning permission number BR 11323 on land at Pasture House Farm, Church Lane, Southowram (hereafter referred to as 'the site').
2. Unless otherwise agreed in writing with the Mineral Planning Authority, the development to which the conditions relate shall be carried out in accordance with the approved drawing numbers P23/22, P23/23, P23/24 and supporting statement dated January 2014 except where otherwise stated, or where any of the conditions listed below take precedence otherwise in conditions detailed below which in all cases take precedence.
3. The winning and working of minerals and the deposit of mineral waste and imported inert restoration materials shall cease no later than 21 February 2042 and the site shall be restored to agriculture and amenity woodland in accordance with supporting statement and condition numbers no's 32 to 43 below.
4. In the event of a prior cessation of mineral extraction on the site for a period in excess of 2 years at any time between the date of approval of these conditions and prior to 21 February 2042, by the Mineral Planning Authority all buildings, plant and machinery shall be removed from the site and the site shall be restored for the purposes of agriculture and amenity woodland in accordance with a restoration and aftercare scheme which shall have been submitted to and approved in writing by the Mineral Planning Authority within 18 months of cessation. Such a restoration and aftercare scheme shall provide for:
 - a) plans and cross sections of existing and post-restoration levels and landform of the site;
 - b) timescale and programme of restoration works to be undertaken;
 - c) landscaping and planting appropriate to agriculture and amenity woodland;
 - d) proposals for aftercare.
5. No waste transfer operations, involving recycling or crushing operations and or re-export of any waste materials imported from outside the site, shall be undertaken without the prior express grant of planning permission by the Mineral Planning Authority.
6. No mineral extraction shall take place outside the limits of the land shown coloured purple on drawing P23/22 without the prior express grant of planning permission by the Mineral Planning Authority
7. All workings within the site shall be carried out so as not to endanger the stability of the surrounding land. All the stone walls forming the perimeter boundary of the site, unless otherwise agreed in writing by the Mineral Planning Authority shall be retained and maintained throughout the period of operation of the site
8. Prior to the commencement of mining operations in any working phase any dry stone boundary walls within the phase being worked shall be dismantled and all walling stone materials shall be retained for subsequent re-use in the restoration of stone boundary walls within the site.

9. Notwithstanding the details shown on the approved drawings and within 3 months of the conditions hereby approved, unless otherwise agreed in writing with the Mineral Planning Authority, a detailed scheme of landscaping for the site, which shall take into consideration attached advice provided by West Yorkshire Ecology shall be submitted to and approved by the Mineral Planning Authority. Any trees or hedges planted in accordance with the scheme so approved dying within 5 years after planting shall be replaced in the next available planting season.
10. Topsoil and subsoil screening mounds constructed along the southern boundary of Phase 3 shall be retained until the completion of restoration operations within phase 3, and shall be kept free of weeds by regular control throughout the duration.
11. No extraction of minerals within Phase 3 shown on approved drawing P23/22 shall take place within 8 metres of the southern boundary of the site and these areas shall be marked out on the ground prior to the commencement of working and protected by a secure fence or alternative means as agreed in writing by the Mineral Planning Authority. Once erected, any fences shall be retained in those locations and maintained throughout the period of operations and no working shall be undertaken so as to prejudice the stability of the ground adjoining the area of excavation.
12. No extraction shall commence in any of the working phases shown on drawing P23/22 unless the perimeter of each of the working phases within the site has been securely fenced in accordance with details submitted for the prior written approval of the Mineral Planning Authority. Any fences erected shall be maintained thereafter for the duration of the development unless otherwise agreed in writing with the Mineral Planning Authority.
13. Prior to the commencement of any soil striping operations within each working phase of the site, details shall be submitted to and approved in writing by the Mineral Planning Authority which indicate the location and height of any topsoil and/or subsoil (screening) mounds so formed, including details for the soiling and seeding of the outer faces of any subsoil mounds and any associated surface water drainage measures. Once approved, topsoil and subsoil mounds shall be provided in the locations so agreed and shall be retained until completion of the working phase or until such time as may be agreed in writing with the Mineral Planning Authority. Stripping and movement of topsoil and subsoil shall only be carried out in dry and friable weather conditions to avoid soil smearing and compaction and to ensure that all available soil resources are recovered and retained on the site for re-use in the site restoration.
14. Unless otherwise agreed in writing with the Mineral Planning Authority topsoil and subsoil shall not be stripped from the site sooner than three months in advance of the extraction of minerals from the next working phase of the site commencing. No topsoil or subsoil materials shall be removed from the site and shall be retained for site restoration purposes.
15. 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; such works shall only proceed subject to the written approval by the Minerals Planning Authority.

16. Following the stripping of topsoil and prior to the commencement of mineral extraction in each phase, all available subsoil to a depth of 0.3 metres shall be stripped from that phase in dry weather conditions and separately stored and retained on site for subsequent re-use in the site restoration.
17. Mineral excavated from the site but not removed immediately shall be stored in stockpiles below the general level of the ground within Phase 3 or such alternative location as may otherwise be agreed in writing with the Mineral Planning Authority.
18. Except in emergencies, or with the prior written approval of the Mineral Planning Authority;
 - a) No operations other than servicing, maintenance and testing of plant or other similar works shall be carried out except between the hours of 0700 and 1900 Mondays to Fridays; and 0700 and 1300 Saturdays; and not at all on Sundays and Bank Holidays.
 - b) No servicing, maintenance and testing of plant shall be carried out on the site except between the hours of 0700 and 2000 Mondays to Fridays; and 0700 and 1800 Saturdays; and not at all on Sundays and Bank Holidays.
19. Unless otherwise agreed in writing with the Mineral Planning Authority, the sole means of vehicular access to and egress from the site shall be via the existing access onto Church Lane shown on drawing P23/24.
20. Within 3 months of the determination date of this, the first periodic review, a scheme for the prevention of mud or other material being deposited onto the public highway, including full details of any equipment on the site used to clean the hardstanding areas, access, wheels and chassis of vehicles equipment location and means of drainage, shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall be renewed prior to commencement of mineral extraction from phase 3 area. The scheme shall be updated where the mineral planning authority consider mud on the road to be a recurrent problem, by the operator or their agents in liaison with and to the written approval of the Mineral Planning Authority. In the event of mud or other material being deposited onto the public highway, immediate remedial and preventative action shall be taken, including suspension of operations if necessary.
21. The internal access road from the site to the public highway shall be hard-surfaced with a suitable material for a distance of 30 metres from the public highway, drained and sealed, and the remainder to be with hardcore and 20mm sealing grit or alternative materials and shall be kept free from mud or dust by regular maintenance to prevent such mud, dust and other debris being carried onto the public highway. Notwithstanding such requirements, should any materials be accidentally deposited onto the public highway, such material shall be removed immediately by the operator.
22. All vehicles loaded with minerals less than 75mm in size shall be securely sheeted prior to leaving the site.
23. Within three months of the determination of conditions attached to this permission, unless otherwise agreed in writing with the Mineral Planning Authority, details of measures to control dust from becoming airborne shall be submitted to and approved in writing by the Mineral Planning Authority. Such measures shall include details of

equipment to be used to suppress dust emissions from the site and shall make provision for;

- a) the maintenance of haul roads and traffic circulation areas within the site;
- b) the watering of haul roads , stockpiles, and areas lacking in vegetation during drier periods of weather;
- c) the suspension of the movement of soils, overburden and waste materials during dry and windy conditions;
- d) measures to control dust from any loading and unloading operations, mobile crushing, screening or other plant.

The scheme shall be updated when the mineral planning authority considers dust emissions from the site to have become a recurrent problem

Once approved such a scheme shall be fully implemented within three months of approval and shall be retained at all times for the duration of the development.

Immediate preventative action, including suspension of operations if necessary shall be undertaken if dust becomes airborne and can be seen to be carried beyond the site boundaries.

- 24. Notwithstanding condition 5 above which prevents screening and crushing operations all plant, machinery and vehicles utilised at the site shall be fitted with efficient silencers. Equipment which develops a fault which is audible at the site boundary shall be withdrawn from use immediately until the fault is remedied
- 25. There shall be no blasting on the site unless and until a scheme for blasting has been submitted and approved in writing by the Mineral Planning Authority. Such a scheme shall include details of:
 - a) the propose times of blasting;
 - b) warning of the blast;
 - c) the blast techniques being used, and proposed limits (PPV) for reducing ground vibration;
 - d) methods to be employed to reduce overpressure from blasting operations, and incidence of fly rock;
 - e) a scheme for monitoring of blasts including the location of monitoring points and equipment.

Any blasting operations shall thereafter be carried out in accordance with the scheme as approved by the Mineral Planning Authority.

- 26. Within 3 months of the determination of these conditions, details of a scheme to mitigate noise being emitted from the site shall be submitted to and approved in writing by the mineral planning authority. The scheme shall make provision for:
 - a) siting and construction of bunds
 - b) servicing and inspection of vehicles, plant and machinery, including the provision of adequate and efficient silencers
 - c) siting and maintenance of haul roads
 - d) siting and use of ancillary equipment (e.g. stone working equipment)
 - e) siting and use of ancillary structures (e.g. site office, stone working stations etc.)

Once approved the scheme shall be fully implemented and retained for the duration of the development except where amendments or upgrades are required by the mineral planning authority.'

27. The location of any fuel or liquid storage tanks within the site shall be subject to the prior written agreement of the Mineral Planning Authority. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund. Arrangements for the proper disposal of contaminated surface water from within the bund(s) shall be submitted to and approved in writing by the Mineral Planning Authority and there shall be no uncontrolled discharge to any drain, sewer or watercourse.
28. 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.
29. Within 3 months of the date of the conditions hereby approved, a scheme showing the means of surface water disposal shall be submitted to the Mineral Planning Authority. The approved scheme shall be implemented in accordance with a programme which shall be included in the permitted scheme. No surface water run-off from the quarry shall be discharged into any surrounding watercourse or drainage system without the prior written approval of the Mineral Planning Authority. All surface water drainage from parking areas and/or hardstandings shall be passed through an oil interceptor designed and constructed to have capacity and details compatible with the site being drained, unless otherwise agreed with the Mineral Planning Authority.
30. There shall be no extraction below the level of the water table on any part of the site unless or until a scheme detailing the proposed methods of working is submitted to and approved in writing by the Mineral Planning Authority. Such a scheme shall indicate the final depths of working above Ordnance Datum, methods and programme of extraction including details relating to any measures necessary for de-watering, on-site drainage and stability. Once approved, mineral extraction shall be implemented strictly in accordance with that scheme.
31. No mining operations shall take place below the base of the Elland Flags Sandstone
32. Upon completion of mineral extraction in each phase of working the Mineral Planning Authority shall be notified in writing of the date of cessation of extraction of each working phase.
33. The base of each working phase shall be evenly graded and the land shall be progressively restored to agriculture and amenity woodland use in accordance with the scheme indicated on the approved plan P23/23 with mineral waste and/or imported waste materials to within 0.4 metres of the levels indicated on plan P23/23. Any shortfall of topsoil, subsoil and other bulk material required to achieve the full restoration of the site in the approved scheme shall be made up from clean, inert, solid non-putrescible material only from an external source, but excluding all wastes which are poisonous, noxious or pollution and the presence of which on land is likely to give rise to an environmental hazard.

34. Prior to commencement of any backfilling operations within the site, unless otherwise agreed in writing with the Mineral Planning Authority, a restoration scheme detailing the proposed method and programme of restoration shall be submitted to and agreed in writing by the Mineral Planning Authority. Such a scheme shall indicate the phasing and timescale of backfill operations and give details of site drainage, restoration of soil profiles, surface treatment, proposed landscaping, planting and aftercare, to achieve the full restoration of the site for the purposes of agriculture and amenity woodland, in compliance with the approved final contour levels.
35. A detailed scheme for the restoration of efficient land drainage on the site after quarrying and backfill operations have been completed shall be submitted for the prior approval in writing of the Mineral Planning Authority and implemented within 2 years of restoration operations having been completed or longer period having been agreed in writing with the Mineral Planning Authority after the land involved has settled sufficiently for the work to be undertaken.
- Such a scheme shall provide for:-
- a) proposals for landscaping and planting with locally native species, with regard to attached advice from West Yorkshire Ecology.
 - b) proposal for site drainage
- Once approved, the works shall be carried out in accordance with that scheme.
36. Neither quarry wastes nor imported materials shall be stockpiled permanently above the proposed restoration ground levels indicated on approved plan P23/23 but shall be backfilled into voids of the workings up to restored ground levels as indicated on the approved plan.
37. The final 1 metre of 'rootable' material on the site shall consist only of clean soil-making material/subsoil and topsoil and shall be wholly free of obstacles likely to impede subsequent cultivation. Prior to the replacement of subsoil, the surface onto which it is to be placed shall be ripped to alleviate compaction and any rock, boulder or stone larger than 225mm shall be removed and not buried within the respread subsoil. The surface of the land shall be evenly graded before any soils are spread thereon.
38. Before any subsoil is spread over the evenly graded materials in accordance with condition No 38 below, the Mineral Planning Authority shall be given at least seven days written notice of completion of the works required by condition No 37 above.
39. On completion of the operations referred to in condition No 37 above in each working phase, subsoils shall be replaced to a minimum thickness of 300mm and evenly graded to the approved levels. The subsoil surface shall then be ripped to its full depth to relieve compaction. Any stones or other obstacles brought to the surface likely to impede cultivation shall be removed from the site or buried at a depth greater than 1 metre below the restored final site levels. These operations shall not be carried out until the ground is sufficiently dry that the soil will not be damaged by heavy plant and machinery passing over it.
40. Before any topsoil is spread on the subsoil the Mineral Planning Authority shall be given at least seven days written notice of completion of the works required by conditions No 36 and 38 above.

41. On completion of the operations referred to in condition No 38 above, topsoil shall be evenly spread over the site to a minimum depth of 100mm, cultivated, fertilised and seeded with a grass mix or alternative to be agreed in writing with the Mineral Planning Authority and a grass sward established. These operations shall not be carried out until the ground is sufficiently dry that the soil will not be damaged by heavy plant and machinery passing over it. Any part of the seeded area where a sward is not established as a result of the initial sowing shall be cultivated, fertilised and re-seeded in the next sowing season following correction of any nutritional deficiencies. Such works shall be repeated if necessary until a sward is established.
42. The Mineral Planning Authority shall be notified in writing when the works required by condition No 40 above have been completed within seven days of such completion.
43. The restoration of the site shall provide for an efficient land drainage system for the whole of the land within the site. Such provision shall be made within 2 years of surface restoration or longer period when the reinstated land has settled effectively for work to be undertaken, or as may otherwise be agreed with the Mineral Planning Authority, but no later than 5 years after the placement of restoration topsoil on the site.
44. Within four months of completion of the restoration operations referred to above, the internal roads and all buildings, plant and equipment including foundations thereof, shall be removed from the site and the site reinstated in accordance with the restoration requirements in conditions above.
45. Notwithstanding the provisions of Schedule 2 Part 19 of the General Permitted development Order 1995 or any other amendments to the Order no fixed plant or buildings shall be erected on the site or on the adjacent land edged in blue on plan PHMR1A without the prior written agreement of the Mineral Planning Authority. Any mobile lighting equipment or crushing and/or screening plant shall be located on the floor of the excavated areas below the general level of the level or such alternative locations as may be agreed in writing with the Mineral Planning Authority.
46. A secure fence shall be erected on either side of Definitive Footpath numbers 29 and 37 which cross the site, within 3 months of the date of this decision. Thereafter, the fences shall be retained throughout the period of operations until such time as these rights of way have been legally closed or diverted. Once any diversion is implemented a secure fence shall be provided and maintained to protect the footpath throughout the period of diversion.
47. Nothing in this permission shall be construed as authorising the closure, diversion stopping up, obstruction or other alteration either in whole or in part of any public right of way that crosses or adjoins the application site.
48. Upon completion of restoration of each working phase set out in condition No's 32 to 43 above, all fences hedges, and boundary walls within the site shall be reinstated in their original positions as may be agreed in writing with the Mineral Planning Authority. All stone walls shall be reconstructed in the local style to the satisfaction of the Mineral Planning Authority.

49. Not later than six months prior to the completion of restoration operations on any part of the site, an aftercare scheme for a period of not less than five years for each phase of the restoration setting out such steps as may be necessary to bring the restored land to the required standard for agriculture and amenity woodland shall be submitted for the written approval of the Mineral Planning Authority. That scheme shall include a general statement of works relating to the five years and a detailed description of the first 12 months work and provide for an annual report and an annual joint inspection. The scheme shall be fully implemented in accordance with the approved details.
50. Before 31st August of every year during the aftercare period, for a period of 5 years a report shall be submitted by the developer to the Mineral Planning Authority recording the operations carried out on the land during the previous 12 months and setting out the intended operations for the next 12 months.

The reasons for the Council's decision to grant conditions for the development are:

1. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
2. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
3. For the avoidance of doubt and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan
4. To ensure the land is restored appropriately in accordance with Policy M1 of the Replacement Calderdale Unitary Development Plan
5. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
6. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
7. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
8. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
9. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
10. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
11. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan

12. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
13. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
14. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
15. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
16. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
17. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
18. For the avoidance of doubt and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
19. For the avoidance of doubt and in the interests of highway safety and to ensure compliance with Policy M8 and M1 of the Replacement Calderdale Unitary Development Plan
20. For the avoidance of doubt and in the interests of highway safety and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
21. For the avoidance of doubt and in the interests of highway safety and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
22. For the avoidance of doubt and in the interests of highway safety and local amenity to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
23. For the avoidance of doubt and in the interests of local amenity to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
24. For the avoidance of doubt and in the interests of local amenity and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
25. For the avoidance of doubt and in the interests of local amenity and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
26. For the avoidance of doubt and in the interests of local amenity to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
27. For the avoidance of doubt and in the interests of pollution prevention and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan

28. For the avoidance of doubt and in the interests of preventing pollution to any groundwaters and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
29. For the avoidance of doubt and in the interests of ensuring proper drainage of the site and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
30. For the avoidance of doubt and in the interests of protecting ground waters and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
31. For the avoidance of doubt and to prevent pollution of the water environment and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
32. For the avoidance of doubt and to ensure the site is restored in a satisfactory manner and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
33. In order to maximise the quality of restoration works carried out to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
34. In order to maximise the quality of restoration works carried out to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
35. In order to maximise the quality of restoration works carried out and to ensure there are no drainage problems and to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
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44. In order to maximise the quality of restoration works carried out to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
45. For the avoidance of doubt and in the interests of local amenity and to ensure compliance with Policy M8 of the Replacement Calderdale Unitary Development Plan
46. In the interest of highway safety and to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
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48. In order to maximise the quality of restoration works carried out to ensure compliance with Policy M1 and M8 of the Replacement Calderdale Unitary Development Plan
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Informative(s)

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

2. Under the provisions of Section 96 and Schedule 14 paragraph 3 periodic reviews of all mining sites will take place every 15 years from the date of the final determination of conditions under the initial review. You will therefore be notified at least 12 months in advance of the next date by which an application for the approval of new conditions must be submitted to the Council. If no such scheme of conditions is submitted by the specified date the permission will cease to have effect. Further guidance on periodic review procedures is given in National Planning Practice Guidance (website: planningguidance.planningportal.gov.uk Minerals Section. Review of Minerals Planning Conditions)

Note: **Periodic Reviews of Mining Site.**

Under the provisions of Section 96 and Schedule 14, paragraph 3, periodic reviews of all mining sites will take place every 15 years from the date of the final determination of conditions under an initial review. You will therefore be notified at least 12 months in advance of the next date by which an application for the approval of new conditions must be submitted to the Council. If no scheme of conditions is submitted by the specified date the permission will cease to have effect. Further guidance on periodic review procedures is given in DOE Planning Guidance Note MGP14 "Environment Act 1995: Review of Mineral Planning Permissions."

DATED: 2 May 2014

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Geoff Willerton BA(Hons)MRTPI
Head of Planning & Highways

ENVIRONMENT ACT 1995
(Section 96, Schedule 13 and 14)

- * If you are aggrieved by the Council's decision to determine conditions different from those submitted, or give notice that, in their opinion, a restriction on working rights would not prejudice adversely to an unreasonable degree either the economic viability of operating the site or the assets value of the site, then you can appeal to the Secretary of State for Communities and Local Government, under paragraph 11 of Schedule 13 / paragraph 9 of Schedule 14 of the Environment Act 1995.
- * An appeal must be made by giving notice to the Secretary of State within six months of the Council's notice of determination.

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

28 days from the date of the Local Planning Authority's decision if the Enforcement Notice was served before the decision was made yet not longer than 2 years before the application was made or

28 days from the date the Enforcement Notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks – where this relates to a householder application, or unless this extends the appeal period beyond 6 months, for the other applications).

You should use forms which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 6372). A copy of the completed appeal form should be sent to, Calderdale MBC Planning Services, Northgate House, Northgate Halifax, West Yorkshire, HX1 1UN.

ONLINE APPEAL SERVICE

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

- * The procedures for the determination of appeals include the right to appeal to the High Court against the Secretary of State's determination. New conditions do not have effect until the application is finally determined – ie. all proceedings on the application, including appeals to the Secretary of State and the High Court have been determined, and the time period for any further appeal has expired.

PLANNING PERMISSION

Town and Country Planning England

Town and Country Planning (Development Management Procedure) (England) Order 2010

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER THE BUILDING REGULATIONS

(Please see notes at end of this letter)

To

Marshalls Natural Stone

c/o Geoplan Limited

Mr Martin Clayton

Unit 1

Cedars Office Park

Butt Lane

Normanton-On-Soar

Leicestershire

LE125EE

This Council hereby grants approval for

Extension of Existing Quarry Workings

on land at

Pasture House Quarry

Church Lane

Southowram

Halifax

in accordance with the following plans approved by the Council on 26.08.2014

Plan Type	Reference	Version	Date Received
Location Plan	P23/24	d	29.07.2014
Phasing Plan	P23/15	b	29.07.2014
Phasing Plan	P23/15		02.04.2014
Phasing Plan	P23/17	a	02.04.2014
Restoration Plan	P23/18	a	02.04.2014
Phasing Plan	P23/16	a	02.04.2014

and subject to the following conditions under Section 91 of the Act

The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date on which this permission is granted

and subject to the additional conditions specified below:

1. Notwithstanding any details shown on the permitted plans the winning and working of minerals and the deposit of mineral waste and imported inert restoration materials shall cease no later than 1st September 2024, all buildings, plant and machinery shall be removed from the site and the site shall be restored to agriculture, forestry or amenity land in accordance with details to be submitted to and agreed in writing by the mineral planning authority. Submitted details shall include final restoration levels, planting and aftercare. In the event of permanent cessation of extraction and importation at any time prior to 1st September 2024, the site shall be restored to agriculture, forestry or amenity land and all internal roads, hardstanding areas, buildings, plant and equipment, including foundations shall be removed from the site.
2. No waste transfer operations, involving recycling or crushing operations and or re-export of any waste materials imported from outside the site, shall be undertaken without the prior express grant of planning permission by the Mineral Planning Authority.
3. All workings within the site shall be carried out so as not to endanger the stability of the surrounding land. All the stone walls forming the perimeter boundary of the site, unless otherwise agreed in writing by the Mineral Planning Authority shall be retained and maintained throughout the period of operation of the site
4. Prior to the commencement of mining operations in any working phase any dry stone boundary walls within the phase being worked shall be dismantled and all walling stone materials shall be retained for subsequent re-use in the restoration of stone boundary walls within the site.
5. Notwithstanding the details shown on the approved drawings and within 3 months of the conditions hereby approved, unless otherwise agreed in writing with the Mineral Planning Authority, a detailed scheme of landscaping for the site, which shall take into consideration attached advice provided by West Yorkshire Ecology shall be submitted to and approved by the Mineral Planning Authority. Any trees or hedges planted in accordance with the scheme so approved dying within 5 years after planting shall be replaced in the next available planting season.
6. Prior to the commencement of any soil stripping operations within each working phase of the site, details shall be submitted to and approved in writing by the Mineral Planning Authority which indicate the location and height of any topsoil and/or subsoil (screening) mounds so formed, including details for the soiling and seeding of the outer faces of any subsoil mounds and any associated surface water drainage measures. Once approved, topsoil and subsoil mounds shall be provided in the locations so agreed and shall be retained until completion of the working phase or until such time as may be agreed in writing with the Mineral Planning Authority. Stripping and movement of topsoil and subsoil shall only be carried out in dry and friable weather conditions to avoid soil smearing and compaction and to ensure that all available soil resources are recovered and retained on the site for re-use in the site restoration.
7. No extraction of minerals within Phase 2 shown on approved drawing P23/15 shall take place to the south of the dry stone wall marked on the plan close to the southern boundary of the site. The dry stone wall shall be retained in that location and maintained

throughout the period of operations and no working shall be undertaken so as to prejudice the stability of the ground adjoining the area of excavation.

8. Unless otherwise agreed in writing with the Mineral Planning Authority topsoil and subsoil shall not be stripped from the site sooner than three months in advance of the extraction of minerals from the next working phase of the site commencing. No topsoil or subsoil materials shall be removed from the site and shall be retained for site restoration purposes.
9. Following the stripping of topsoil and prior to the commencement of mineral extraction in each phase, all available subsoil to a depth of 0.3 metres shall be stripped from that phase in dry weather conditions and separately stored and retained on site for subsequent re-use in the site restoration.
10. Mineral excavated from the site but not removed immediately shall be stored in stockpiles below the general level of the ground within Phase 3 or such alternative location as may otherwise be agreed in writing with the Mineral Planning Authority.
11. The hours of operation for the extraction and restoration of the site shall only take place between 0700 and 1900 on Mondays to Fridays and between 0700 and 1300 on Saturdays and not at all on Sundays or Bank or Statutory Holidays, except in emergencies or with the prior written approval of the mineral planning authority.

Servicing, maintenance and testing should only be carried out between 0700 and 2000 Mondays to Fridays and 0700 to 1800 on Saturdays and not at all on Sundays or Bank or Statutory Holidays.

12. Unless otherwise agreed in writing with the Mineral Planning Authority, the sole means of vehicular access to and egress from the site shall be via the existing access onto Church Lane shown on drawing P23/24 D
13. Within 3 months of the date of this permission, a scheme for the prevention of mud or other material being deposited onto the public highway, including full details of any equipment on the site used to clean the hardstanding areas, access, wheels and chassis of vehicles equipment location and means of drainage, shall be submitted to and approved in writing by the mineral planning authority. The scheme shall be updated where the mineral planning authority consider mud on the road to be a recurrent problem, by the operator or their agents in liaison with and to the written approval of the mineral planning authority. In the event of mud or other material being deposited onto the public highway, immediate remedial and preventative action shall be taken, including suspension of operations if necessary.
14. Before the development commences the internal access road from the site to the public highway shall be hard-surfaced with a suitable material for a distance of 30 metres from the public highway, drained and sealed, and the remainder to be with hardcore and 20mm sealing grit or alternative materials. It shall then be kept free from mud or dust by regular maintenance to prevent such mud, dust and other debris being carried onto the public highway. Notwithstanding such requirements, should any materials be accidentally deposited onto the public highway, such material shall be removed immediately.

15. All vehicles loaded with minerals less than 75mm in size shall be securely sheeted prior to leaving the site.
16. Before the development commences and unless otherwise agreed in writing by the mineral planning authority, details of a scheme to control dust from becoming airborne shall be submitted to and approved in writing by the mineral planning authority. The scheme shall also include details of timescales for the implementation of measures to control the dust. The scheme should include details of equipment to be used to suppress dust emissions from the site and shall make provision for;
- a) the maintenance of haul roads and traffic circulation areas within the site;
 - b) the watering of haul roads, stockpiles, and areas lacking in vegetation during drier periods of weather;
 - c) the suspension of the movement of soils, overburden and waste materials during dry and windy conditions;
 - d) measures to control dust from any loading and unloading operations, mobile crushing, screening or other plant

The scheme shall be updated when the mineral planning authority considers dust emissions from the site to have become a recurrent problem.

Once approved such a scheme shall be fully implemented in accordance with the approved timescales and shall be retained at all times for the duration of the development. Immediate preventative action, including suspension of operations if necessary shall be undertaken if dust becomes airborne and can be seen to be carried beyond the site boundaries.

17. There shall be no blasting on the site unless and until a scheme for blasting has been submitted and approved in writing by the Mineral Planning Authority. Such a scheme shall include details of:
- a) the propose times of blasting;
 - b) warning of the blast;
 - c) the blast techniques being used, and proposed limits (PPV) for reducing ground vibration;
 - d) methods to be employed to reduce overpressure from blasting operations, and incidence of fly rock;
 - e) a scheme for monitoring of blasts including the location of monitoring points and equipment.
- Any blasting operations shall thereafter be carried out in accordance with the scheme as approved by the Mineral Planning Authority.
18. Before the development commences, details of a scheme to mitigate noise being emitted from the site shall be submitted to and approved in writing by the mineral planning authority. The scheme shall also include details of timescales for the implementation of measures to control noise. The scheme shall make provision for:
- a) siting and construction of bunds
 - b) servicing and inspection of vehicles, plant and machinery, including the provision of adequate and efficient silencers
 - c) siting and maintenance of haul roads
 - d) siting and use of ancillary equipment (e.g. stone working equipment)
 - e) siting and use of ancillary structures (e.g. site office, stone working stations etc.)

Once approved the scheme shall be fully implemented and retained in accordance with the approved timescales, for the duration of the development except where amendments or upgrades are required by the mineral planning authority.

19. The location of any fuel or liquid storage tanks within the site shall be subject to the prior written agreement of the Mineral Planning Authority. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund. Arrangements for the proper disposal of contaminated surface water from within the bund(s) shall be submitted to and approved in writing by the Mineral Planning Authority and there shall be no uncontrolled discharge to any drain, sewer or watercourse.
20. 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.
21. Within 3 months of the date of this permission, a scheme showing the means of surface water disposal shall be submitted to the Mineral Planning Authority. The approved scheme shall be implemented in accordance with a programme which shall be included in the permitted scheme. No surface water run-off from the quarry shall be discharged into any surrounding watercourse or drainage system without the prior written approval of the Mineral Planning Authority. All surface water drainage from parking areas and/or hardstandings shall be passed through an oil interceptor designed and constructed to have capacity and details compatible with the site being drained, unless otherwise agreed with the Mineral Planning Authority.
22. There shall be no excavations below the level of the water table without the prior submission of a scheme of working for approval by the mineral planning authority. Such a scheme shall indicate the final depth of working Above Ordnance Datum, method of extraction, programme of extraction, including details of de-watering, on site drainage and pollution control measures. If workings uncover spring water or other ground water resources, operations shall cease immediately and a scheme of measures to protect ground water resources shall be submitted for approval in writing within 14 days. Once approved the scheme shall be implemented within 14 days of approval or other timescale approved in writing by the mineral planning authority.
23. No mining operations shall take place below the base of the Elland Flags Sandstone
24. Upon completion of mineral extraction in each phase of working the Mineral Planning Authority shall be notified in writing of the date of cessation of extraction of each working phase.
25. Notwithstanding any details shown on the permitted plans, the base of each working phase shall be evenly graded and the land shall be progressively restored to agriculture, forestry or amenity wood use, following completion of extraction operations in accordance with details to be submitted to and approved in writing by the mineral planning authority before the final extraction operations cease. The details shall include timescales for implementation, final land levels, planting and aftercare. Any shortfall of

topsoil, subsoil and other bulk material required to achieve the full restoration of the site in the approved scheme shall be made up from clean, inert, solid non-putrescible material only, excluding all wastes which are poisonous, noxious or polluting, the presence of which on land is likely to give rise to an environmental hazard. The restoration shall take place in accordance with the approved details and implementation timescales.

26. Prior to commencement of any backfilling operations within the site a restoration scheme detailing the proposed method and programme of restoration shall be submitted to and agreed in writing by the mineral planning authority. Such a scheme shall indicate the phasing and timescale of backfill operations and give details of site drainage, restoration of soil profiles, surface treatment, proposed landscaping, planting and aftercare, to achieve the full restoration of the site for the purposes of agriculture, forestry or amenity land, in compliance with the approved final contour levels.
27. A detailed scheme for the restoration of efficient land drainage on the site after quarrying and backfill operations have been completed shall be submitted for the prior approval in writing of the Mineral Planning Authority and implemented within 2 years of restoration operations having been completed or longer period having been agreed in writing with the Mineral Planning Authority after the land involved has settled sufficiently for the work to be undertaken.
Such a scheme shall provide for:-
 - a) proposals for landscaping and planting with locally native species, with regard to advice from West Yorkshire Ecology.
 - b) proposal for site drainageOnce approved, the works shall be carried out in accordance with that scheme.
28. Neither quarry wastes nor imported materials shall be stockpiled permanently above approved restoration ground levels, without the prior written permission of the mineral planning authority, but shall be backfilled into the voids created by stone extraction.
29. The final 1 metre of 'rootable' material on the site shall consist only of clean soil-making material/subsoil and topsoil and shall be wholly free of obstacles likely to impede subsequent cultivation. Prior to the replacement of subsoil, the surface onto which it is to be placed shall be ripped to alleviate compaction and any rock, boulder or stone larger than 225mm shall be removed and not buried within the respread subsoil. The surface of the land shall be evenly graded before any soils are spread thereon.
30. During the restoration phase of operations, subsoils shall be replaced to a minimum thickness of 300mm and evenly graded to the approved levels. The subsoil surface shall then be ripped to its full depth to relieve compaction. Any stones or other obstacles brought to the surface likely to impede cultivation shall be removed from the site or buried at a depth greater than 1 metre below the restored final site levels. These operations shall not be carried out until the ground is sufficiently dry that the soil will not be damaged by heavy plant and machinery passing over it.
31. Once restoration land levels have been achieved, topsoil shall be evenly spread over the site to a minimum depth of 100mm, cultivated, fertilised and seeded with a grass mix or alternative to be agreed in writing with the mineral planning authority. These operations shall not be carried out until the ground is sufficiently dry that the soil will not be damaged by heavy plant and machinery passing over it. Any part of the seeded area which does

not become established as a result of the initial sowing shall be cultivated, fertilised and re-seeded in the next sowing season following correction of any nutritional deficiencies. Such works shall be repeated if necessary until the vegetation is established.

32. The restoration of the site shall provide for an efficient land drainage system for the whole of the land within the site. Such provision shall be made within 2 years of surface restoration or longer period when the reinstated land has settled effectively for work to be undertaken, or as may otherwise be agreed with the Mineral Planning Authority, but no later than 5 years after the placement of restoration topsoil on the site.
33. Within four months of completion of the restoration operations referred to above, the internal roads and all buildings, plant and equipment including foundations thereof, shall be removed from the site and the site reinstated in accordance with the restoration requirements in conditions above.
34. Notwithstanding the provisions of Schedule 2 Part 19 of the General Permitted development Order 1995 or any other amendments to the Order no fixed plant or buildings, mobile lighting equipment, crushing or screening plant shall be placed on the site without the prior written agreement of the mineral planning authority.
35. For clarification, nothing in this permission shall be construed as authorising the closure, diversion stopping up, obstruction or other alteration either in whole or in part of any public right of way that crosses or adjoins the application site.
36. Not later than 6 months prior to the completion of restoration operations on any part of the site, an aftercare scheme for a period of not less than 5 years for each phase of the restoration setting out such steps as may be necessary to bring the restored land to the required standard for agriculture, forestry or amenity woodland shall be submitted for the written approval of the mineral planning authority. That scheme shall include a general statement of timescales, works relating to the 5 years and a detailed description of the first 12 months work and provide for an annual report and an annual joint inspection. The scheme shall be fully implemented in accordance with the approved details.
37. Unless otherwise agreed in writing by the mineral planning authority, noise from the quarry operations hereby permitted, including all processing and transport of materials on site, shall not exceed the following levels when measured at the following properties
a) Pasture House Farm- a maximum of 54 dB LAeq, 1 hour at any phase of the operation, b) 46 Cromwell Road - a maximum of 44 dB LAeq, 1 hour at any phase of the operation, c) Barker Royd House - a maximum of 51 dB LAeq, 1 hour at any phase of the operation, d) Holly Royd House - a maximum of 60 dB LAeq, 1 hour in the restoration phase of the, operation in quarrying activities and a maximum of 50 dB LAeq, 1 hour in any other phase, e) Walter Clough Hall - a maximum of 43 dB LAeq, 1 hour at any phase of the operation, f) Lower Clay Royd- a maximum of 45 dB LAeq, 1 hour at any phase of the operation, g) At any other property not mentioned above not to exceed the background noise level plus 10 dB(A) at any time, when measured as an Leq level over 1 hour. The noise levels are to be measured at the boundary of the noise sensitive property, or failing that, at another place as near to that boundary as possible and the measured noise extrapolated by calculation to represent a value at the boundary.

The reasons for the Council's decision to grant an approval for the development subject to the above additional conditions are:

1. To ensure that the site is restored to a beneficial afteruse within a reasonable period and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
2. For the avoidance of doubt and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan
3. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
4. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
5. To ensure that the land is returned to a beneficial afteruse on completion of operations and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
6. In the interests of local amenity, and to maintain soil quality and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
7. For the avoidance of doubt, in the interest of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Development Plan.
8. In the interests of local amenity, and to maintain soil quality and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
9. In the interests of local amenity, and to maintain soil quality and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
10. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
11. In the interests of local amenity and to ensure compliance with policy M1 of the Replacement Calderdale Unitary Development Plan.
12. For the avoidance of doubt, in the interest of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Development Plan.
13. In the interests of road safety and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
14. In the interests of road safety and to ensure compliance with of the Replacement Calderdale Unitary Development Plan.

15. In the interests of road safety and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
16. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
17. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
18. In the interests of local amenity and to ensure compliance with of the Replacement Calderdale Unitary Development Plan.
19. To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
20. To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses and to ensure compliance with policy M1 of the Replacement Calderdale Unitary Development Plan.
21. To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
22. To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
23. To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses and to ensure compliance with of the Replacement Calderdale Unitary Development Plan.
24. To ensure that the development is carried out in an orderly manner with minimal disturbance to the locality and in the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
25. In order to maximise the quality of restoration works carried out and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
26. In order to maximise the quality of restoration works carried out and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
27. In order to maximise the quality of restoration works carried out and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
28. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
29. In order to maximise the quality of restoration works carried out and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.

30. In order to maximise the quality of restoration works carried out and to ensure compliance with policy M1 of the Replacement Calderdale Unitary Development Plan.
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34. For the avoidance of doubt, in the interest of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
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36. In order to maximise the quality of restoration works carried out and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.
37. In the interests of local amenity and to ensure compliance with Policy M1 of the Replacement Calderdale Unitary Development Plan.

Informative(s)

1. The applicant's attention is drawn to the consultation responses from: NATIONAL GRID which can be viewed on our website at www.calderdale.gov.uk. Click on the search button in the Search and Comment on Planning Applications box and then enter the relevant application number. Consultation responses can be found when you click on the Comments tab.
2. The Local Planning Authority has endeavoured to work with the applicant/agent in relation to this application, to secure a development that positively contributes to the economic, social and environmental well being of Calderdale in accordance with the National Planning Policy Framework.

Please be aware that you will have to submit an application to have the details required by condition, approved. The fee is £28 for a Householder application and £97 for a Non-householder. There is no charge for discharging conditions on Listed Building Consents, TPO's or Conservation Area Consents

Please note the charges will be applied per application irrespective of how many conditions the application is for. If there are 20 conditions and you only apply for 1 -10 then the appropriate fee will apply and when you apply for conditions 11 -20 you will be charged again.

CALDERDALE METROPOLITAN BOROUGH COUNCIL

Application No:

14/00409/MIN

WARD: 16

DATED: 28 August 2014

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Geoff Willerton BA(Hons)MRTPI
Head of Planning & Highways

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a **householder application**, If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a **minor commercial application**, If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

If this is **not a refusal of planning permission for a householder or minor commercial application** if you want to appeal then you must do so within six months of the date of this notice.

However, if an Enforcement notice has been served for the same or substantially the same land and development as in your application the time limit is:

28 days from the date of the Local Planning Authority's decision if the Enforcement Notice was served before the decision was made yet not longer than 2 years before the application was made or

28 days from the date the Enforcement Notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks – where this relates to a householder application, or unless this extends the appeal period beyond 6 months, for the other applications).

You should use forms which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 6372) or online at www.planningportal.gov.uk/pcs. A copy of the completed appeal form should be sent to, Calderdale MBC Planning Services, Northgate House, Northgate Halifax, West Yorkshire, HX1 1UN.

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

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted permission without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

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

Purchase Notice

If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.