



**ENVIRONMENTAL PERMIT VARIATION APPLICATION
WASTE RECOVERY PLAN**

**CROFT QUARRY
MARION'S WAY
CROFT
LEICESTERSHIRE
LE9 3GP**


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**ENVIRONMENTAL PERMIT VARIATION APPLICATION – WASTE RECOVERY PLAN
CROFT QUARRY, MARION’S WAY, CROFT, LEICESTERSHIRE**

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Revision	Date	Amendment Details	Author	Reviewer
0	June 2020	First Issue	MK	DT
1	February 2022	Inclusion of Planning Decision Documents and Minor Restoration Scheme Landscaping Amendments	MK	DT
2	August 2023	Minor updates to incorporate engineered requirements	KJ	DT
3	June 2024	Updated to Included Expanded (QBF) List of Wastes	MLG	DT

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1.0 Introduction

- 1.1 Sirius Environmental Limited ('Sirius') has been commissioned by Aggregate Industries UK Limited ('Aggregate Industries') to prepare a Waste Recovery Plan (WRP) for the deposit of waste on land as a recovery activity to achieve the proposed restoration scheme as required by the planning permission for Croft Quarry, Marion's Way, Croft, Leicestershire, LE9 3GP. This document is a revision of an already approved Waste Recovery Plan for the site.
- 1.2 The cumulative area of the Croft Quarry which will undergo restoration is approximately 48 hectares. Approximately 36 hectares of this area consists of the existing extraction footprint, whilst the remaining 12 hectares will be generated from future mineral extraction of an area situated to the southeast of the existing extraction area. This south-eastern extension area is covered by Planning Permission (Ref.: 2019/CM/0125/LCC) issued by Leicestershire County Council and released an additional 6.3 million tonnes (approx.) of mineral resources and approximately 3.17 million m³ of overburden (superficial deposits and Mercia Mudstone) and extends the life of mineral extraction activities until 2035. Mineral extraction operations in this south-eastern extension are due to commence in 2028.
- 1.3 In addition to the 48 hectares covered by the current/future Croft Quarry void, the Croft Quarry complex covers an additional 63.5 hectares within which is contained processing plant, stockpiles, offices, workshops, welfare facilities, weighbridges, parking areas, block making and ready-mixed concrete plants, an aggregates recycling operation, internal roadways, water treatment and storage lagoons and site access road aggregate processing and ancillary operations.
- 1.4 The Croft Quarry Void will be restored to a combination of shallow wetlands, grassland and woodland with restoration levels reaching approximately 15mAOD. Additionally, the restoration profile will ensure that the adjacent geological SSSI located within Croft Quarry is preserved. The restored quarry floor will consist primarily of shallow reed bed wetlands with a variety of grassland types interspersed with native woodlands. In addition to the aforementioned habitats, the restoration profile will include a lake with adjoining wetland habitats and aquatic margins will be created across a large section of the south-eastern area of the quarry footprint which will be beneficial in supporting the long-term management of the surface water for the wider restored quarry. The proposed Restoration Scheme was submitted and subsequently approved by Leicestershire County Council as part of the same Planning Application which sought a lateral extension of mineral extraction to the south (Application No.: 2019/0657/01 (2019/CM/0125/LCC)).
- 1.5 This document constitutes the revision to the already approved WRP, to achieve the approved restoration plan for Croft Quarry using recovered specified materials for the purpose of land restoration.
- 1.6 The initial version of the Croft Quarry WRP was submitted to the Environment Agency in June 2020. As per previous pre-submission discussions, the WRP contained details of the obligation to restore Croft Quarry, a summary of the proposed restoration scheme and the existing planning permissions associated with the Croft Quarry Development. However, whilst the proposed restoration scheme was included and discussed in the June 2020 WRP submission, formal approval of this scheme by the Planning Authority was not included as the corresponding planning application was still undergoing determination at that time.

- 1.7 Consequently, following the discharge of a request for clarification, a decision email was issued by the Environment Agency on 14th August 2020. The outcome of the assessment corresponded with pre-submission discussions and the Croft WRP submission was assessed “*as not yet recovery pending your requirement to submit the outstanding evidence that the restoration plan has been approved by the planning authority*”. A copy of this response email and the associated advice form and letter are presented in **Appendix WRP1**.
- 1.8 Subsequent to the issue of the June 2020 Croft Quarry WRP document, the Croft Quarry Restoration Scheme was approved by Leicestershire County Council in January 2022. Following feedback from both statutory and non-statutory consultees as part of the planning application determination process, there have been minor amendments to the final habitats mosaic to be installed on the surface of the restoration landform. Additionally, a minor amendment to the peak quarry void infilling rate has been made.
- 1.9 It is important to highlight that these amendments are restricted to the habitats to be established on top of the restoration landform and the peak infilling rate of the quarry void. All other elements of the restoration scheme; including final restoration levels remain unchanged.
- 1.10 Accordingly, a revised WRP for Croft Quarry was submitted for formal approval for the Croft Quarry Restoration Scheme, as well as the amended List of Wastes confirmed as part of the response to the Environment Agency’s request for clarification in August 2020. This was submitted in February 2022, and took into account the relevant details of the approved planning consent.
- 1.11 In June 2023, the Environmental Permit Application was picked up for determination, and a meeting was convened to discuss the submission. The Environment Agency advised that the application be withdrawn and resubmitted with additional detail on how to address the view of the regulator in relation to the classification of the local aquifer. The WRP was also revised and updated as a result of this, with further details on containment engineering being included within the document. This revised WRP was submitted in August 2023, and subsequently approved as Deposit for Recovery (DfR) scheme by the EA in April 2024. A copy of the EA letter confirming recovery can be found in **Appendix WRP5**.
- 1.12 Following on from an internal review of the restoration proposals by Aggregate Industries post-April 2024, it was decided to expand the list of waste materials considered for acceptance as part of the Deposit for Recovery scheme, to incorporate Qualifying Backfill (QBF) materials. It was considered that, where proved suitable for use, the waste materials proposed to form part of the scheme would enable the timely restoration of the quarry void and help conserve natural ‘primary’ resources in line with the purposes of recovery.
- 1.13 The term Qualifying Backfill Material is adapted from the terminology applied to the landfill sector, for wastes that would otherwise incur a lower rate of landfill tax due to the reduced risk posed to the environment by such materials. The types of waste to be deposited at the Croft Quarry conform with the wastes types defined under the Landfill Tax (Qualifying Materials) order 2011.
- 1.14 This revision to the Waste Recovery Plan updates this document, where appropriate, to take into account the revised list of wastes proposed. The application for an Environmental Permit is still prepared on the basis of a Deposit for Recovery (DfR) operation, where submitted supporting Risk

Assessments to the application will confirm suitability for use. This application for a recovery permit is due to be submitted at the end of June 2024.

2.0 Site Setting

- 2.1 Croft Quarry is located immediately to the north of the village of Croft and approximately 500m to the south-west of the village of Huncote, Leicestershire. The application site has a postcode of LE9 3GP and is centred on a National Grid Reference (NGR) of SP 51269 96539. A visual depiction of the site relative to the surrounding area is presented in **Drawing No. AI1000/11/01**.
- 2.2 Access to the site is via Marion's Way located along the southern boundary of the quarry which connects to Coventry Road.
- 2.3 There are no RAMSAR sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) Local Nature Reserves (LNRs) or National Nature Reserves (NNRs) within the nearby vicinity of Croft Quarry. However, there are three Sites of Special Scientific Interest (SSSIs) within 100m of the application site boundary. One of these SSSIs; Croft Pasture, is located approximately 70m to the southwest of the application site with the remaining two SSSIs (Croft Hill and Croft Quarry) located within the application site boundary.
- 2.4 The existing site comprises operational mineral extraction areas, the current mineral processing plant, asphalt, ready-mixed concrete and block plants and associated areas of hardstanding and open storage. These operations are set behind mature vegetation (including perimeter hedgerows) and developed woodland.
- 2.5 Where unworked, superficial deposits at and surrounding Croft Quarry comprise the Oadby Member (Diamicton moraines of till with outwash sand and gravel deposits), particularly around the west and south of the Croft Quarry void. River Terrace Deposits (sands and gravels) dominate around the eastern edge of the application site. Additionally, alluvium is associated with the River Soar and its tributaries is present to the north, south, and east of Croft Quarry.
- 2.6 The bedrock geology of the Croft Quarry consists of three lithologies, the South Leicestershire Diorite Complex, the Edwalton Member and the Mercia Mudstone Group. The Edwalton Member is typically between 35 to 45m thick and comprises of red brown/greenish grey mudstone and siltstone. Within this unit are beds of indurated, variably dolomitic siltstone and very fine-grained sandstone common in the lower half. Additionally, finely disseminated gypsum is common in the upper parts of the Edwalton Member. The Mercia Mudstone Group is significantly thicker than the Edwalton Member with recorded thicknesses of over 1,350m. The lithology of the Mercia Mudstone group comprises of red (occasionally green-grey) mudstones and subordinate siltstones with thick halite-bearing units in some basin areas. Thin beds of gypsum/anhydrite are widespread with sandstone also present.
- 2.7 The application site is in the catchment of the River Soar which passes to the south of Croft Quarry. Additionally, Thurlaston Brook and Broughton Astley Brook flow along the south eastern boundary of Croft Quarry.
- 2.8 Outside of the main mineral void, the eastern and southern edges of the quarry complex are located within modelled Flood Zones 2 and 3 of the Thurlaston Brook and River Soar. Due to the lateral distance between these flood risk zones and the proposed Waste Recovery area, alongside the absence of

historical records of flooding the site has been deemed as not at risk of fluvial or coastal flooding.

- 2.9 A review of available hydrogeological resources identified that the Mercia Mudstone Group is classified as a Secondary B Aquifer and the overlying superficial deposits are classified as either a Secondary 'A' Aquifer or as a Secondary (Undifferentiated) Aquifer. Both geological units will be located above the final restoration levels and will therefore not be in direct contact with the proposed infill materials. The proposed infill materials utilised for the restoration operation will be located solely within the South Leicestershire Diorite Complex.
- 2.10 The site is not located within a source protection zone for abstraction.
- 2.11 There are no nearby surface water or groundwater safeguard or water protection zones.

3.0 Development History

- 3.1 Quarry operations at Croft Quarry have been present since at least the 1800's. The quarry has been developed within the South Leicestershire Diorite Complex subject to several planning approvals with the earliest recorded planning approval being issued in 1947. No other operations occurred within the areas of Croft Quarry prior to the development of the quarry. The mineral extraction operations resulted in the amalgamation of two historic quarries, Croft Quarry and Huncote Quarry by the year 2000.
- 3.2 Current quarry operations have seen the basal elevations of the main Croft Quarry void reduced to c. -136mAOD (approximately 200m below surrounding ground levels) with a later extraction operation to be undertaken into the current southern quarry sidewall to liberate 6.3 million tonnes of aggregate and create a horizontal quarry platform with a basal elevation of -20mAOD. Current basal elevation and proposed sidewall extension area basal elevations are presented in **Drawing No. 8100/CA/16b**.

4.0 Planning History

- 4.1 The earliest recorded planning permissions for mineral extraction at Croft Quarry were granted by Blaby Rural District Council on the 22nd April 1947 (Croft Quarry) and 1st July 1947 (Huncote Quarry) under the Town and Country Planning (General Interim Development) Order 1945.
- 4.2 Mineral extraction at Croft Quarry continued under these planning permissions until the introduction of the Planning and Compensation Act 1991 which stated that any owner, tenant or operator of a quarry benefitting from an old mining permission or Interim Development Order (IDO).
- 4.3 The implementation of the Planning and Compensation Act 1991 resulted in the registration of the IDO permissions for Croft Quarry with relevant Mineral Planning Authority (Leicestershire County Council) and the submission of a consolidated application to Leicestershire County Council to determine the conditions to which the permission was to be operated.
- 4.4 This consolidation application was submitted to Leicestershire County Council on 11th November 1992. In addition to consolidating the IDOs for Croft and Huncote Quarries, the 1992 Planning Application sought to deepen the quarry base and laterally extend mineral extraction into the eastern quarry face.

Planning permission was granted by Leicestershire County Council in February 1995 (Planning Permission Reference 1992/1209/01).

- 4.5 Mineral extraction operations at Croft Quarry continued under the 1995 Planning Permission conditions until July 2011 when a Review of Mineral Planning Permissions (ROMP) by Leicestershire County Council updated Croft Quarry's operating conditions (Planning Permission Reference 2010/0470/01 (2010/C299/01)). This ROMP resulted in a new set of planning conditions being issued. There have been subsequent S73 planning applications issued and the principal permission for Croft Quarry is 2017/1389/01 which govern the current activities at Croft Quarry.
- 4.6 It is important to note that a requirement for restoration was contained within the conditions contained within both the 1995 Planning Permission, 2011 ROMP and current permission. This is discussed in greater detail in **Section 4.0**.
- 4.7 Aggregate Industries submitted a planning application to Leicestershire County Council on 22nd May 2019 for the extraction of 6.3 million tonnes of aggregate and the importation of restoration material to facilitate the phased restoration of the site to grassland, woodland and wetland.
- 4.8 This planning application was approved by Leicestershire County Council on 12th January 2022. The relevant Planning Application Decision Documents are included in **Appendix WRP6**.

5.0 Obligation to Restore

- 5.1 Due to the age of the planning permission documents, copies of the original recorded planning permissions for Croft Quarry are not available. Consequently, it has not been possible to fully determine the scope of any historic planning obligations for the original mineral extraction operations consented at the application site.
- 5.2 Nonetheless, subsequent planning permissions granted in February 1995 and July 2011 and June 2018 **demonstrate a clear obligation to restore Croft Quarry and reclaim the land for future use**. This is emphasised by the restoration obligations specified in planning consents issued in February 1995 and July 2011 and June 2018, copies of which are included in **Appendix WRP2**.
- 5.3 It is noted that whilst restoration obligations are referenced within the February 1995, July 2011 and June 2018 planning consents, no specific restoration end-use is specified. In place of a specific restoration condition, July 2011 planning consent contains a condition which states that a written scheme for the restoration and aftercare of Croft Quarry be submitted to Leicestershire County Council by 31st December 2022 or within 12 months of the cessation of mineral extraction activities, whichever is sooner. A similar condition is contained within the February 1995 planning consent; however, this condition only stipulates that a reclamation and reinstatement plan be submitted within one year of the cessation of mineral extraction.
- 5.4 As previously discussed, a planning application was submitted in May 2019 which sought approval for a restoration and aftercare scheme, in addition to the lateral extension of Croft Quarry. Approval of this planning application and the associated scheme of restoration was issued by Leicestershire County Council on 12th January 2022.

5.5 **This planning permission further enforces the obligation to restore Croft Quarry by directly referencing the quarry restoration scheme within the planning conditions.**

6.0 Licensing/Permit History

6.1 There are currently two Environmental Permits held within the boundary of the Croft Quarry Complex. The first Environmental Permit is a bespoke Environmental Permit (EPR/EB3708GW) held by Aggregate Industries for the physical treatment of non-hazardous and inert wastes. The physical treatment comprises of sorting, separation, screening and crushing of non-hazardous waste for recovery as an aggregate.

6.2 Environmental Permit EPR/EB3708GW was originally issued under the Waste Management Licensing Regulations 1994 (Licence Ref.: EAWML403728, however, in January 2017 the permit/licence was modified to authorise an application for inert and construction waste treatment station to produce aggregate. The Environmental Permit was issued in March 2017 and authorised the physical treatment of up to 200,000 tonnes a year of imported non-hazardous and inert waste.

6.3 The second Environmental Permit located within the Croft Quarry Complex Boundary is also held by Aggregate Industries and consists of a Part B Environmental Permit (QUA/18/AF) issued by Blaby District Council in April 2018. Environmental Permit QUA/18/AF authorises the general quarrying operations associated with the extraction and processing of stone derived from Croft Quarry including the crushing, screening, and handling of site derived material for onward transport.

6.4 In addition to the two Environmental Permits, Aggregate Industries also holds an Extractive Minerals Management Statement (EMMS) relating to mineral extraction operations undertaken at Croft Quarry. This EMMS (Ref: EMMS0496) was issued in 2011 and demonstrates that extractive materials are produced on site rather than waste.

7.0 Scheme of Restoration

7.1 As previously stated in **Section 4.0**, an obligation to restore Croft Quarry has been present in both the February 1995 planning consent and the July 2011 ROMP consent. The planning application submitted to Leicestershire County Council in May 2019, which was subsequently approved in January 2022, sought said approval of the reclamation of Croft Quarry.

7.2 The proposed lateral extension of Croft Quarry will require the stripping of approximately 3.17 million m³ of overburden from the excavation area and direct placement in the void. Once the overburden supply has been exhausted, restoration will continue using imported waste. The base of the overburden is depicted in **Drawing No. 8100/CA/16b**.

7.3 Following the stripping of the overburden, aggregate will be extracted from the lateral extension area to the agreed basal levels as shown in **Drawing Nos. C14_LAN_037, C14_LAN_038 and C14_LAN_039**. Cross-sections showing the extent of the excavation within both the main Quarry void (elevation units in mAOD) and the lateral extension area shown in **Drawing No. C14_LAN_039**.

- 7.4 The stripping of overburden, extraction of aggregate and the restoration of the site will follow a phased approach. Details of this phasing is visually depicted in **Drawing Nos.: C14_LAN_036, C14_LAN_037 and C14_LAN_038.**
- 7.5 The proposed restoration scheme for Croft Quarry comprises of the infilling of both the main quarry void and the lateral extension area with a combination of site-won overburden material and imported restoration material to achieve the approved restoration profile presented in **Drawing No. C14_LAN_039.**
- 7.6 Due to concerns regarding the aquifer classification of the Diorite, within which the waste will be deposited, and also now required as part of the containment measures needed from accepting the QBF list of wastes, it is proposed that the base and site walls of the quarry will be engineered with an Artificial Established Geological Barrier (AEGB) using suitable site-won and imported cohesive materials. The principle aim of the AEGB will be to prevent the direct discharge of potential leachable hazardous substances to groundwater and provide attenuation to any leachable non-hazardous substance that could otherwise result in a deterioration in groundwater quality. This accords with the requirements of Schedule 22 of the Environmental Permitting (England & Wales) Regulations 2016.
- 7.7 It is important to highlight that the proposed restoration scheme does not seek to restore the quarry void to the original (pre-extraction) ground level. Instead, the restoration schemes will result in maximum restoration levels of between ~12 and 20mAOD (over 50m below surrounding ground levels. These restoration levels have been selected to preserve the Croft Quarry Geological SSSI, which would be lost should restoration levels progress to initial pre-extraction levels.
- 7.8 Using the final site levels presented in **Drawing No. 8100/CA/16b**, numerical void modelling has identified that in order to achieve the approved restoration profile approximately 14million m³ of suitable restoration material will need to be imported over a 20-year restoration schedule; which will equate to up to 750,000 m³ of imported material per annum. This volume of imported restoration material is in addition to the 3.17 million m³ of site derived overburden.
- 7.9 Based on an assumed average material density of 1.8 t/m³ the proposed restoration volumes would equate to a total of approximately 25.2 million tonnes of suitable restoration material being imported to support restoration activities.
- 7.10 The restoration scheme for Croft Quarry incorporates priority BAP habitats and species and known on site features of biodiversity value. In addition to the habitats already restored at the site, the restoration scheme will create a mosaic of habitats which will compensate for the habitat loss incurred during the operation of Croft Quarry, as shown in **Drawing No. C14_LAN_035.**
- 7.11 The restoration scheme proposes the creation of the following habitats at Croft Quarry:
- **Bare Ground** – A UK priority habitat which will be generated naturally without any human intervention. Although this will be a slow process it will enable a natural balance of species to develop with Croft Quarry;
 - **Grassland** – Grassland generated during restoration will consist of species rich grassland with wet marginal grassland adjacent to reed beds and water body, acid grassland and heath-grassland;
 - **Woodland** – The establishment of new woodland areas and the extension pre-existing woodland areas consisting of a mix of native species;

- **Wetlands** – A pool and a number of channels lined with reed beds with extend over the restored quarry floor. The wetland area will consist of an irregular shoreline and depths to allow for a greater variety of species to thrive.

7.12 **Drawing No. C14_LAN_035** demonstrates the completed restoration of the site following the cessation of restoration material importation, when the site will be returned to a mixture of grassland, woodland and wetland. It is important to note that the proposed restoration preserves the Geological SSSI contained within the void of Croft Quarry.

7.13 The proposed Environmental Permit Variation Application to support this restoration proposal would be a deposit of waste on land for recovery at a rate of 750,000 m³ per annum (c.1.35 million tonnes per annum) to achieve the required restoration landform in the required timescale.

7.14 It is important to note that in order to provide a suitable growing medium for the proposed reed bed networks the final 0.5m of the infill material will consist solely to suitable imported soil forming materials or site derived overburden (if available). A summary of the proposed infill materials; including those to be used solely within the final 0.5m of restoration levels, is presented in **Appendix WRP3**. Site specific waste acceptance criteria will be derived for the site based on both the geological and hydrogeological setting of Croft Quarry. These elements will be examined further within the subsequent Hydrogeological Risk Assessment; which will accompany the full application submission, to ensure that the pollution potential from the proposed waste recovery operation is negligible and that the baseline groundwater quality is preserved. This includes adherence to the fundamental principle that only material, which is both physically and chemically suitable for its intended use as part of the restoration of Croft Quarry, will be accepted.

7.15 A quarry water management system which captures all run-off from the quarry void and ancillary areas is employed at Croft Quarry and was reviewed by Envireau Water as part of the ROMP assessment undertaken in 2010. Due to the nature of the proposed restoration profile it is considered that the current accepted quarry water management scheme remains valid to support Croft Quarry both during and following restoration. A copy of the Envireau Water (2010) report is presented in **Appendix WRP4**.

7.16 To enable the site to continue to support the management of surface water run-off from the wider quarry complex it is considered that that the current Surface Water Management System will continue to provide an effective and viable management system for Croft Quarry. To ensure the efficacy of the existing surface water management system within the quarry void during the infilling process it is proposed to raise the surface water management system tasked with collecting and abstracting precipitation run-off whilst the quarry void is infilled.

8.0 Evidence of Waste Suitability

8.1 The purpose of this latest revision to the approved Waste Recovery Plan is to expand the list of waste materials proposed to be accepted at Croft Quarry to include materials associated with The Landfill Tax (Qualifying Materials) Order 2011 (SI 2011 No.1017), which defines the categories of materials to which the lower rate of landfill tax applies, due to their benign nature.

- 8.2 To ensure that the waste taken onto the site is suitable for the intended purpose, the site will only accept selected non-biodegradable, non-hazardous wastes. Such wastes which will not undergo any significant physical, chemical or biological transformations and as such will result in negligible pollution potential with respect to the production of landfill gas or leachates.
- 8.3 To be considered 'Qualifying Material', it must be listed on the 2011 Order as qualifying for the lower rate of tax, therefore indicating a low level of risk. Materials must be non-hazardous (as defined by the application of appropriate testing), have low potential for the generation of greenhouse gas emissions, and low potential for pollution in the environment into which they are deposited.
- 8.4 The low potential for greenhouse gas emissions effectively means they are materials that are not biodegradable, have a low organic content or do not break down under anaerobic conditions. These materials include inert waste within the meaning given under the Landfill Directive (1991/31/EC); and material with little or no organic content, such as inorganic residues or completely combusted residues from the incineration of biodegradable/organic materials.
- 8.5 The materials will have low polluting potential in the environment into which they are deposited, which includes, materials where contaminants are unlikely to become mobile where placed and any leachate produced has little or no pollution potential. The low pollution potential also reflects the engineering requirements of any proposed scheme, which would be lower than would be the case for a non-hazardous landfill site, along with any aftercare requirements, both of which would be confirmed by risk assessment included in any relevant Environmental Permit Application, agreed as part of the regulatory determination process.
- 8.6 In accordance with the Environment Agency Guidance "Check if your Waste is Suitable for Deposit for Recovery" updated 29th June 2023, Croft Quarry will utilise Waste Classification Technical Guidance Document WM3: Waste Classification – Guidance on the classification and assessment of waste for the site's waste acceptance procedures.
- 8.7 These WM3 waste acceptance protocols will work hand in hand with what has been assessed through the completion of a Hydrogeological Risk Assessment (HRA) which accompanies the Environmental Permit Variation Application. This HRA assesses the background hydrogeological conditions; examining both surface water and groundwater and utilises these findings to derive threshold limits that will ensure that accepted waste will have no adverse impact on soils, groundwater and surface water quality.
- 8.8 Following the identification of appropriate threshold values, detailed waste acceptance procedures will be implemented at Croft Quarry to ensure that unsuitable restoration materials are identified and rejected, thereby protecting the entire surrounding environment.
- 8.9 Of the 30 waste codes listed as part of this revision to the approved Waste Recovery Plan, 19 are included on the EA's 'guidance' list as being deemed appropriate for use for quarry restoration and engineering purposes (such as the stabilisation of slopes), with the remaining 11 requiring further information, prior to acceptance on their deemed suitability.
- 8.10 Of the materials to be placed for the purposes of Deposit for Recovery, their suitability for use in environmental and geotechnical terms (by consideration of their chemical and engineering properties) will be confirmed by a appropriately qualified person, prior to acceptance.

8.11 Further details of the waste pre-acceptance, acceptance and compliance processes to be employed at Croft Quarry are supplied as part of the Supporting Statement submitted in support of the Environmental Permit Variation Application.

8.12 The List of Wastes proposed to be accepted at the site as part of this revision to the approved Waste Recovery Plan can be seen in **Appendix WRP3**.

9.0 Waste Recovery Plan

9.1 This Waste Recovery Plan has been prepared in line with Article 3(15) of the Waste Framework Directive (2008/98/EC) and Environment Agency guidance published on 29th June 2023 on the deposit of waste on land as a recovery option. The recovery guidance states the following:

“Waste recovery is when your main aim is replacing a non-waste material you would have used in your operation with a waste material that performs the same function. That waste then serves a useful purpose as you’re using fewer natural resources.”

9.2 In this instance waste materials are to be used to restore a quarry where waste will serve a useful purpose and use fewer natural resources than if restoration was achieved using non-waste materials, which conforms to the remit discussed above. The expansion to include a wider range of appropriate waste materials, goes even further to ensure that the use of waste is employed to conserve and protect finite natural resources, directly in accordance with the WFD and relevant Environment Agency guidance.

9.3 As previously stated, the recovery guidance states that there are three main methods to demonstrate waste recovery, **only one** of which need to be fulfilled. These demonstration methods are:

- Financial gain by using non-waste materials;
- Funding to use non-waste;
- Obligations to do the work

9.4 It is evident from the information presented in **Section 4.0** of this document that there is an established obligation written into the planning permission for Croft Quarry to be restored in line with the approved plans.

9.5 The Environment Agency Waste Recovery guidance states that where there is a specific obligation in place then it is not necessary to provide the information on the following aspects as part of the Waste Recovery Plan:

- Purpose of Work;
- Quantity of Waste Used;
- Meeting Quality Standards

9.6 It is important to note that whilst it is not necessary to provide information on the above aspects, they have been discussed within **Section 5.0** of this Waste Recovery Plan. The discussion of these aspects has been undertaken to ensure that a comprehensive summary and demonstrate the necessary work to meet the obligations to restore the site in accordance with specific planning conditions has been provided.

9.7 In addition to the above, it will be clearly demonstrated that only waste materials that are deemed suitable for use within the restoration scheme will be accepted as part of the proposal. This deemed suitability includes whether the material is

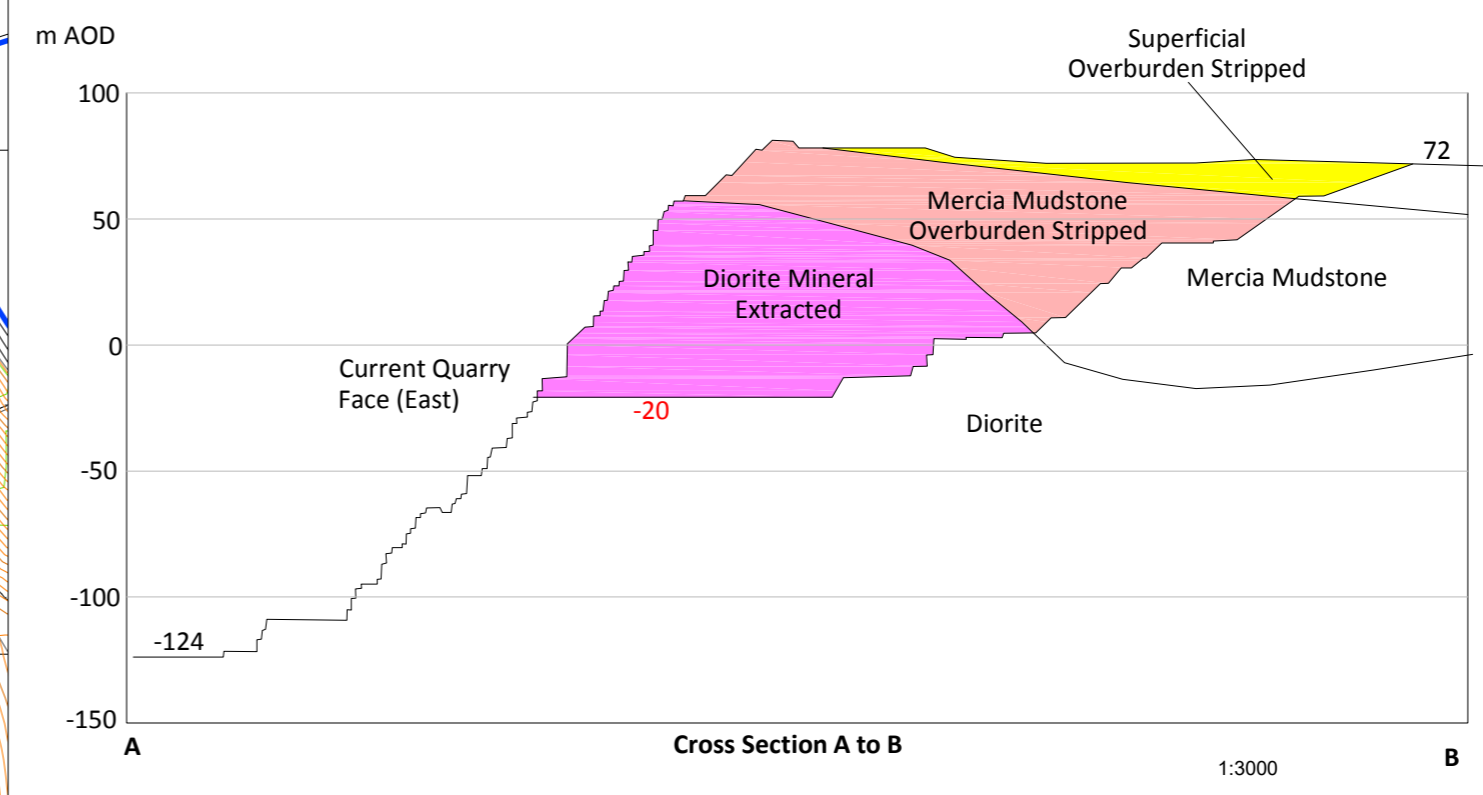
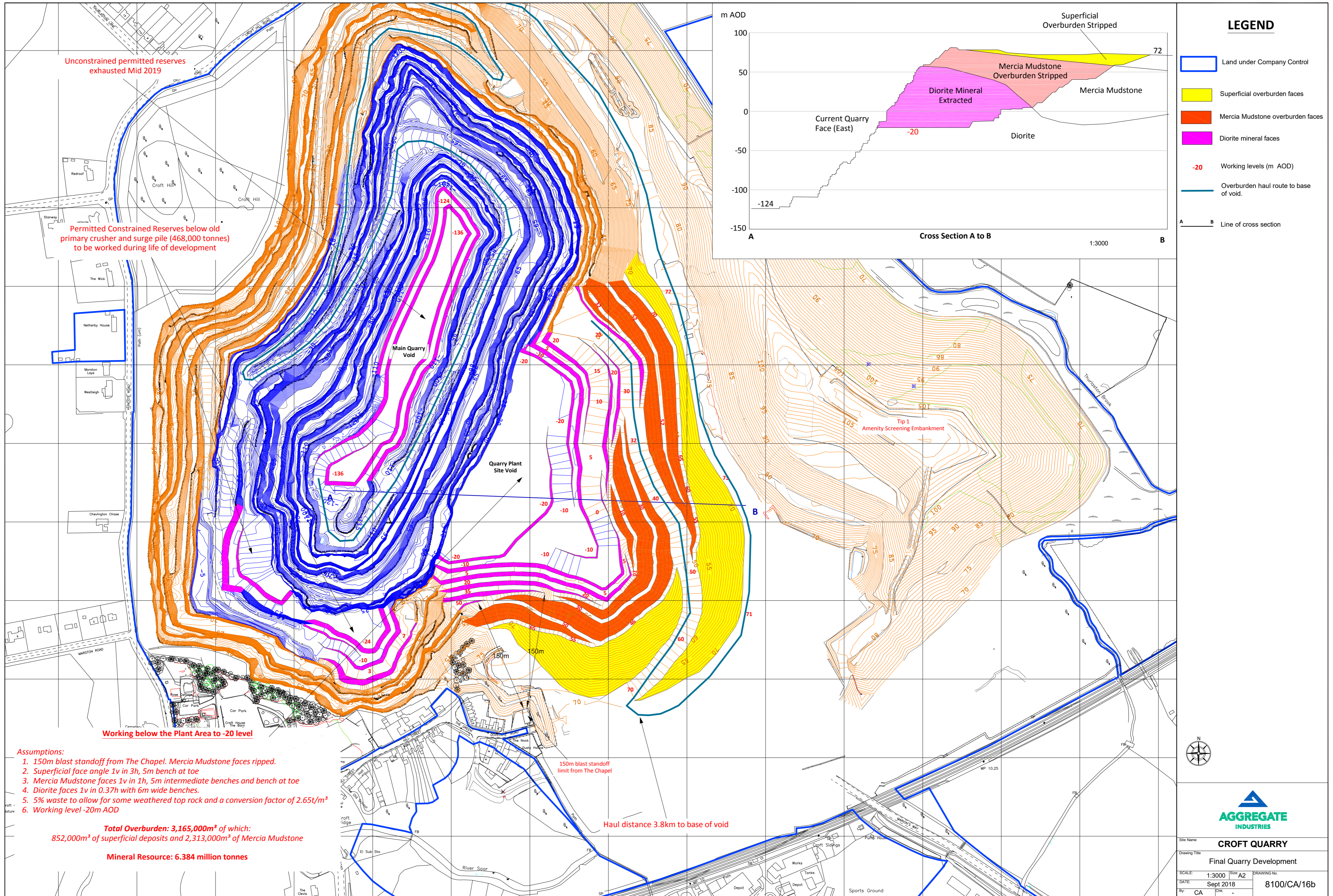
considered physically acceptable for use in the restoration of the site, whilst simultaneously not presenting a risk to the environment via its chemical, physical or biological properties. The Environmental Permit Application will go further in considering suitability, by identifying those materials which are appropriate for use in containment engineering, and those which are appropriate for bulk fill.

10.0 Conclusions

- 10.1 The extension area to which this Waste Recovery Plan relates forms part of a wider quarry complex, within which active mineral extraction continues to be undertaken.
- 10.2 The Planning Permissions that have authorised the extraction of mineral resources from Croft Quarry were granted on the basis that the resultant quarry void would be restored and directly reference an approved scheme of restoration. The Applicant has obtained the approval of a Restoration Scheme to infill the Croft Quarry void to a level below surrounding ground levels using indigenous (site derived) and imported materials with the latter conforming to strict waste acceptance criteria which will ensure that accepted waste will have no adverse impact on hydrogeological or hydrological quality.
- 10.3 The approved scheme of restoration includes for the creation of priority ecological habitats primarily consisting of wetlands, other areas restored to bare ground, grassland and woodland habitats.
- 10.4 Material balance calculations have indicated that approximately 14million m³ of suitable restoration material (excluding site-derived overburden) will need to be imported, this will equate to up to 750,000 m³ per annum.
- 10.5 It is therefore considered that restoration of the Croft Quarry void **supports the overall obligation contained within historic planning permission which states that extraction from the quarry void would be followed up by subsequent restoration of the site.** The quantity of materials required to achieve the approved final levels also represents the minimum quantity of materials needed to support the restored quarry void, as well as supporting habitat development at the site.
- 10.6 Only material deemed 'suitable for use' will be accepted where it is considered the properties are physically, biologically and chemically compatible to be used in the recovery scheme, where risk assessment demonstrates that they pose no risk to the environment.
- 10.7 The Waste Recovery Plan confirms that the proposed application continues to be a waste recovery operation (as approved), that meets the requirements in respect to an obligation as required by the "Waste Recovery Plans and Deposit for Recovery Permits Guidance, published 29th June 2023.



DRAWINGS



LEGEND

- Land under Company Control
- Superficial overburden faces
- Mercia Mudstone overburden faces
- Diorite mineral faces
- 20 Working levels (m AOD)
- Overburden haul route to base of void.

A B Line of cross section

Unconstrained permitted reserves exhausted Mid 2019

Permitted Constrained Reserves below old primary crusher and surge pile (468,000 tonnes) to be worked during life of development

Main Quarry Void

Quarry Plant Site Void

Tip 1 Amenity Screening Embankment

Working below the Plant Area to -20 level

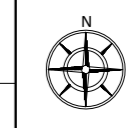
- Assumptions:**
1. 150m blast standoff from The Chapel. Mercia Mudstone faces ripped.
 2. Superficial face angle 1v in 3h, 5m bench at toe
 3. Mercia Mudstone faces 1v in 1h, 5m intermediate benches and bench at toe
 4. Diorite faces 1v in 0.37h with 6m wide benches.
 5. 5% waste to allow for some weathered top rock and a conversion factor of 2.65t/m³
 6. Working level -20m AOD

Total Overburden: 3,165,000m³ of which:
852,000m³ of superficial deposits and 2,313,000m³ of Mercia Mudstone

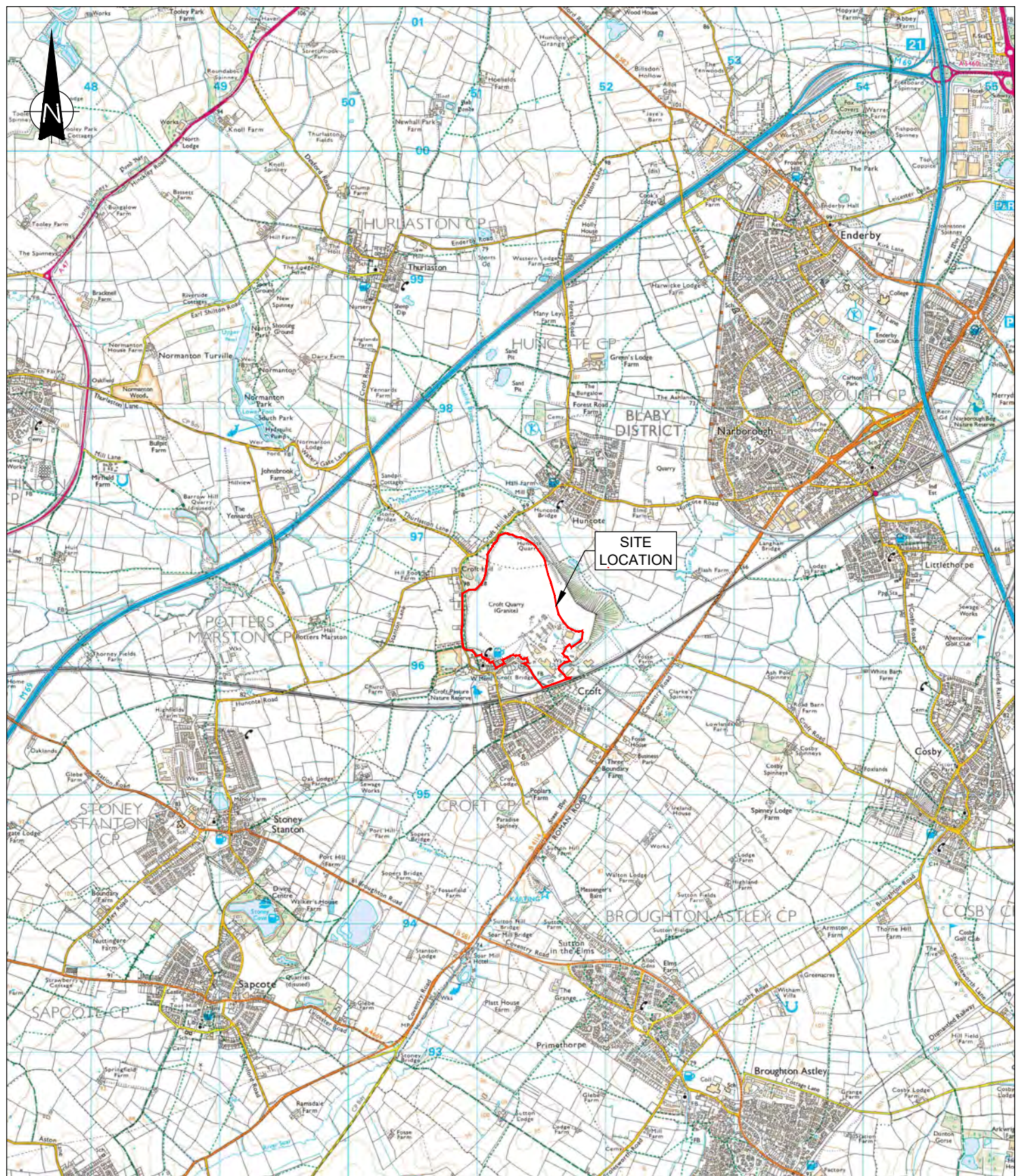
Mineral Resource: 6.384 million tonnes

150m blast standoff limit from The Chapel

Haul distance 3.8km to base of void



Site Name	CROFT QUARRY		
Drawing Title	Final Quarry Development		
SCALE:	1:3000	Size:	A2
DATE:	Sept 2018	DRAWING No:	8100/CA/16b
By:	CA	Chk:	-



CLIENT



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JOB TITLE

CROFT QUARRY WASTE RECOVERY PLAN

DRAWING TITLE

SITE LOCATION PLAN

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REV	DESCRIPTION	DATE	BY

DRAWN	DATE	APPROVED	DATE
M.K	08/04/2020	D.T	08/04/2020

SCALE	SHEET	DRAWING NUMBER	REVISION
1:40,000	A4P	AI1000/11/WRP01	0





Restoration objectives;

The overall aim of the restoration is to create a site with a variety of habitats of both nature conservation and amenity value whilst reflecting the local landscape character. This will be achieved by reference to the strategy objectives set out in the;

- Blaby District Landscape & Settlement Character Assessment (Landscape Guidelines for Croft Hill LCA) Plan
- Leicester, Leicestershire and Rutland Biodiversity Action Plan
- Leicestershire County Council Rights of Way Improvement Plan
- Croft Quarry Biodiversity Action Plan 2014-18

These objectives will be delivered by;

- Upgrading and provision of new footpath routes to link nearby settlements and provide access to the restored site
- A restored landscape providing a matrix of grassland, woodland, bare rock and open water/reed marsh
- Creation of local and national priority habitats;
 - Reed beds
 - Wet woodland
 - Acid grassland
 - Rocks and built structures
 - Urban habitat/open mosaic habitats on previously developed land)
- Habitat improvements to the River Soar Corridor
- Creation of a geological trail

Restoration design to be reviewed every 5 years through the life of the site to ensure all objectives are achieved

New habitat to be created;

- Reed beds 12 Ha
- Open water, wet grassland/swamp and wet woodland 5 Ha
- Acid grassland/bare rocks/open mosaic habitat 30.2 Ha
- Species rich grassland 11.2 Ha
- Native Birch/Oak woodland 2.3 Ha

	Application boundary
	Land ownership boundary
	Existing and proposed contours
	Existing footpath
	Existing bridleway
	Existing permissive footpath
	Existing woodland
	Existing water bodies
	Existing grassland
	Bare rock areas
	Local nature designation
	Conservation area
	Listed building
	Spot height (metres)
	Proposed footpath
	Proposed maintenance (surfaced)
	Proposed maintenance track (unsurfaced)
	New native woodland planting
	New native wet woodland planting
	New rock traps
	New water bodies
	New reed beds
	New marginal wet grassland/swamp
	New species rich grassland
	Proposed restored ground suitable for re-use
	Section lines for restoration sections on drawing C14_LAN_039

INFORMATION

0 250 METRES

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PROJECT

Croft Quarry

TITLE

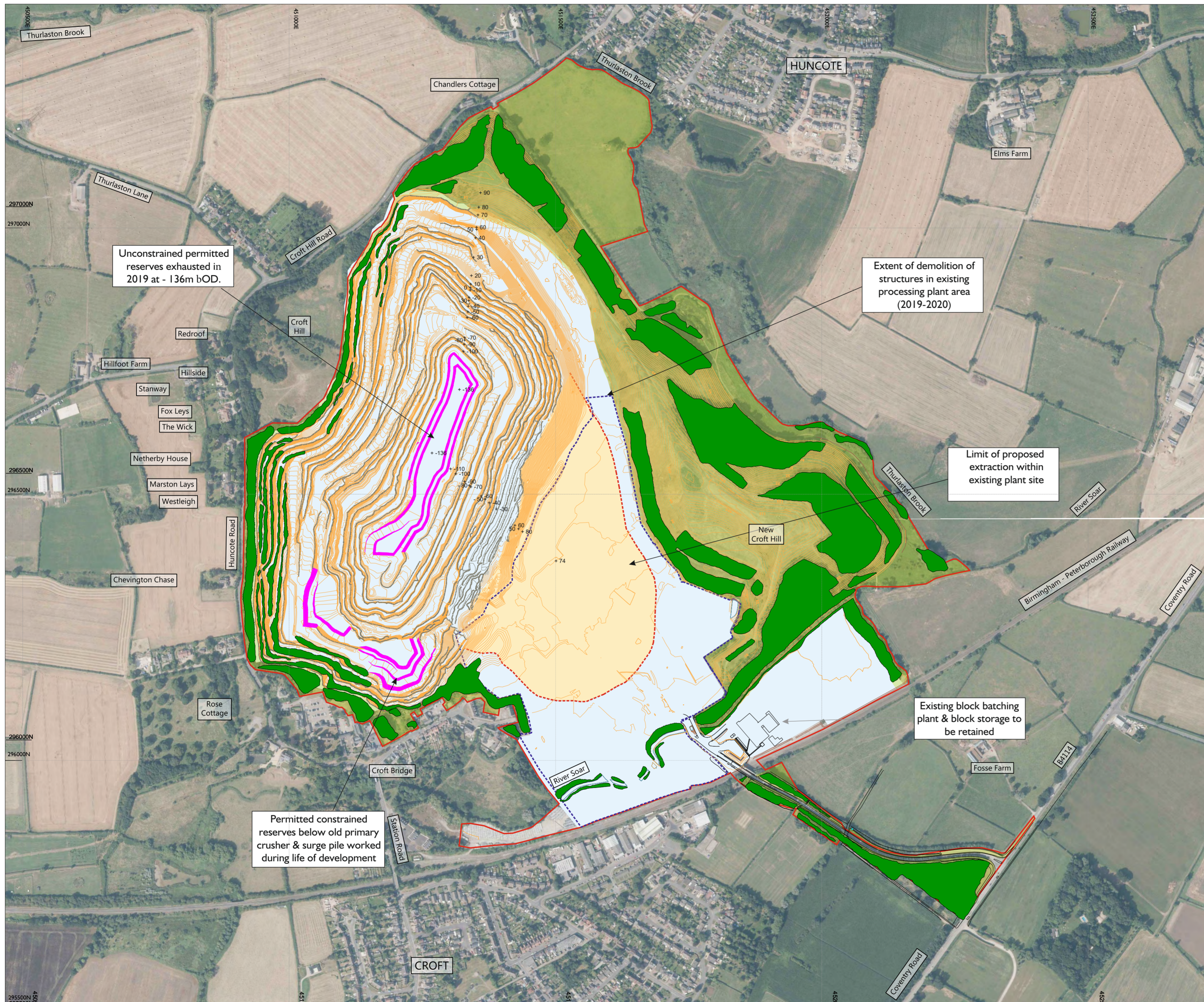
Restoration Plan

SCALE 1:5000@A2 **DRAWN BY** MRH/RD **DATE** April 2019

DRAWING NUMBER C14_LAN_035 **REV.** F July 20

ESP The Creative Industries Centre
 101, Glasher Drive
 Wolvehampton
 WV10 9TG
 Tel: 01902 771311

Chartered Surveyors
 Chartered Landscape Architects
 Environmental Consultants
 Health and Safety Consultants



LEGEND

- Application boundary
- Limit of excavation of proposed extension
- Restored/naturally regenerated areas within application boundary
- Contours
- Existing woodland & scrub
- Diorite mineral faces
- Extent of currently consented mineral extraction and other operations
- Extent of proposed lateral extension

INFORMATION

0 500
 metres
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AGGREGATE INDUSTRIES

PROJECT

Croft Quarry

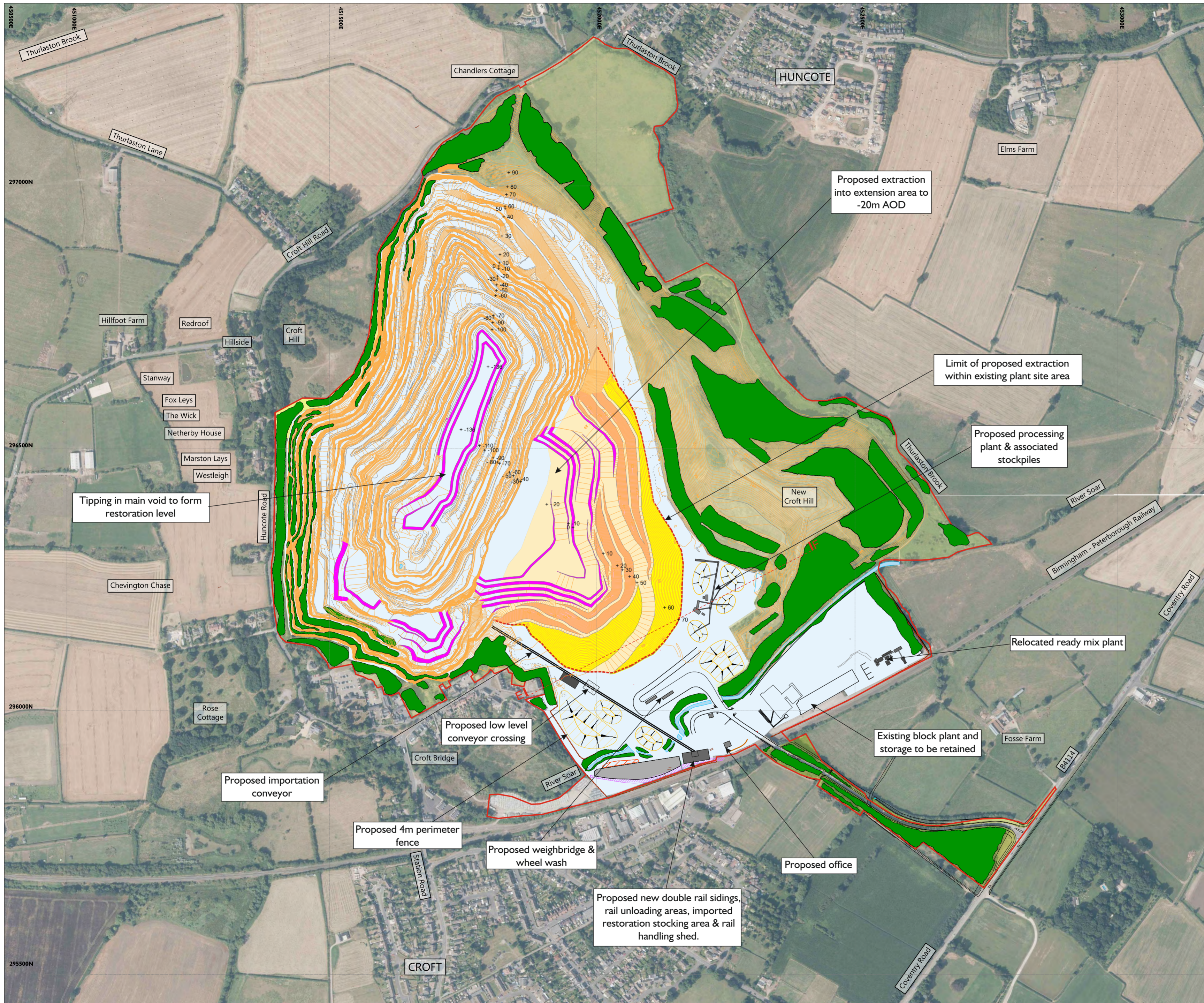
TITLE

Development Stages; Plan I

SCALE	DRAWN BY	DATE
1:5000 @A2	RD/AC	March 2019
DRAWING NUMBER	REV	
C14_LAN_036		

ESP Ltd
The Creative Industries Centre
Glaisher Drive
Wolverhampton
WV10 9TG
Tel: 01902 771311

Development stage; at completion of extraction from existing consented area & completion of clearance of processing area



LEGEND

- Application boundary
- Limit of excavation of proposed extension
- Restored/naturally regenerated areas within application boundary
- Contours
- Existing woodland & scrub
- Extent of currently consented mineral extraction and other operations
- Extent of proposed lateral extension
- Superficial overburden faces
- Mercia Mudstone overburden faces
- Diorite mineral faces
- Section line for operational stage section on drawing C14_LAN_040

INFORMATION

0 500 metres

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AGGREGATE INDUSTRIES

ESP

Chartered Surveyors
Chartered Landscape Architects
Environmental Consultants
Health and Safety Consultants

ESP Ltd
The Creative Industries Centre
Glaisher Drive
Wolverhampton
WV10 9TG
Tel: 01902 771311

PROJECT

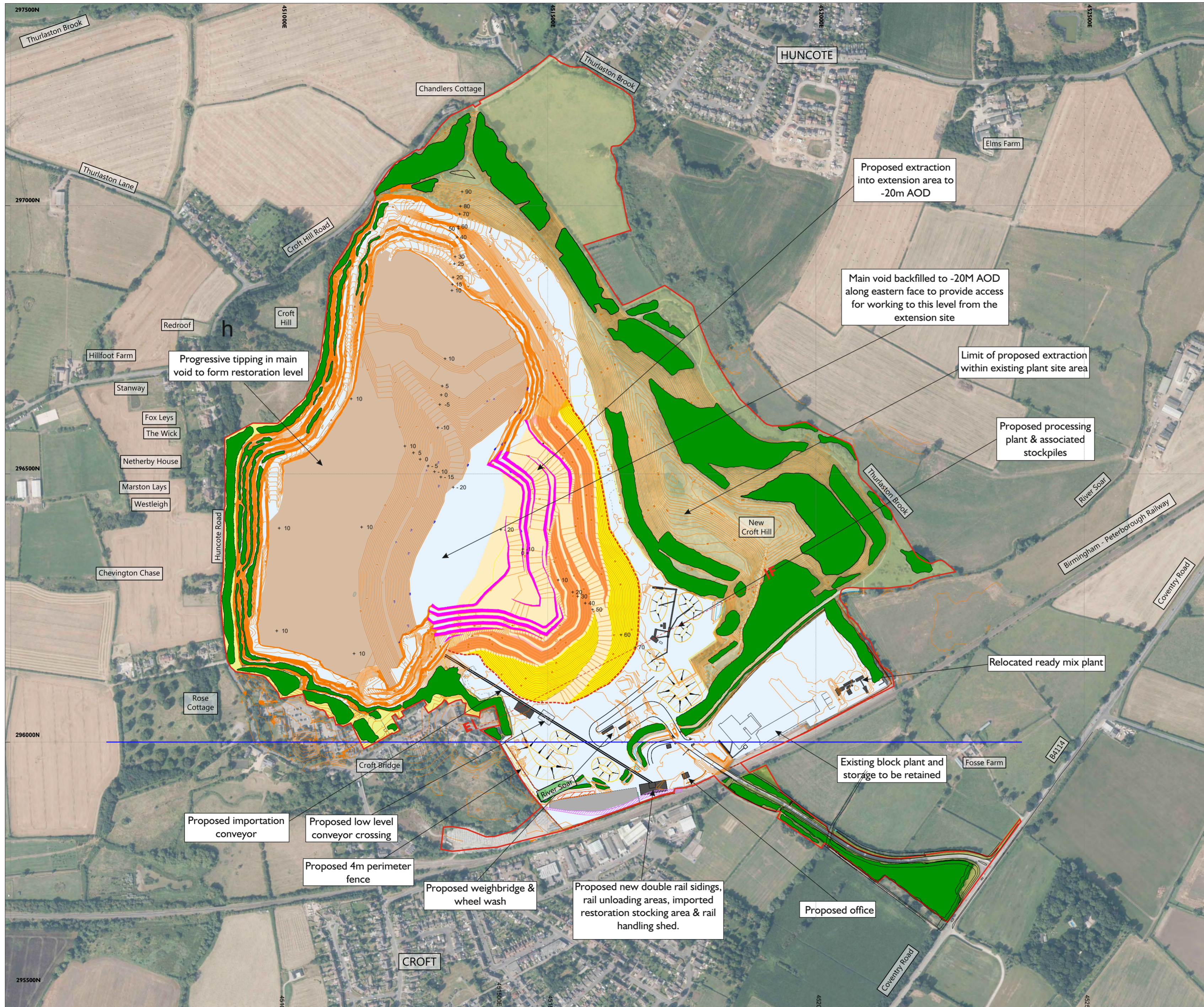
Croft Quarry

TITLE

Development Stages; Plan 2

SCALE 1:5000 @A2 **DRAWN BY** RD/AC **DATE** March 2019

DRAWING NUMBER C14_LAN_037 **REV** C May 20

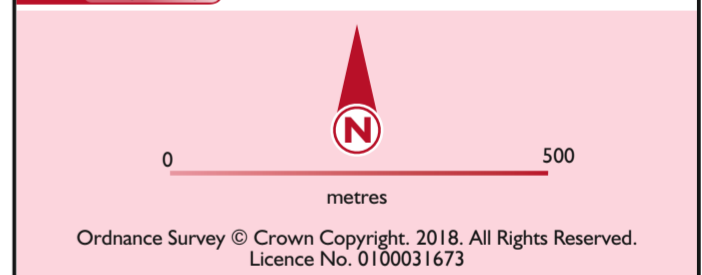


LEGEND

- Application boundary
- Limit of excavation of proposed extension
- Restored/naturally regenerated areas within application boundary
- Contours
- Existing woodland & scrub
- Extent of currently consented mineral extraction and other operations
- Extent of proposed lateral extension
- Superficial overburden faces
- Mercia Mudstone overburden faces
- Diorite mineral faces
- Quarry void infill material

IF Section line for operational section on drawing C14_LAN_040

INFORMATION



CLIENT



ESP Ltd
 The Creative Industries Centre
 Glasher Drive
 Wolverhampton
 WV10 9TG
 Tel: 01902 771311

PROJECT

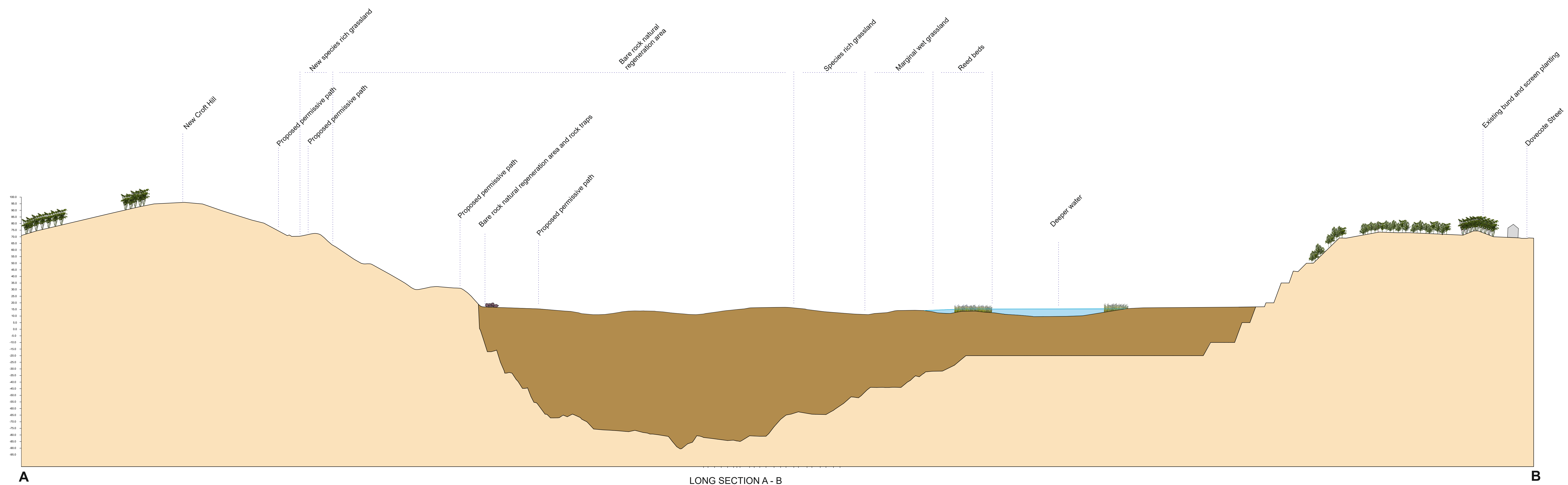
Croft Quarry

TITLE

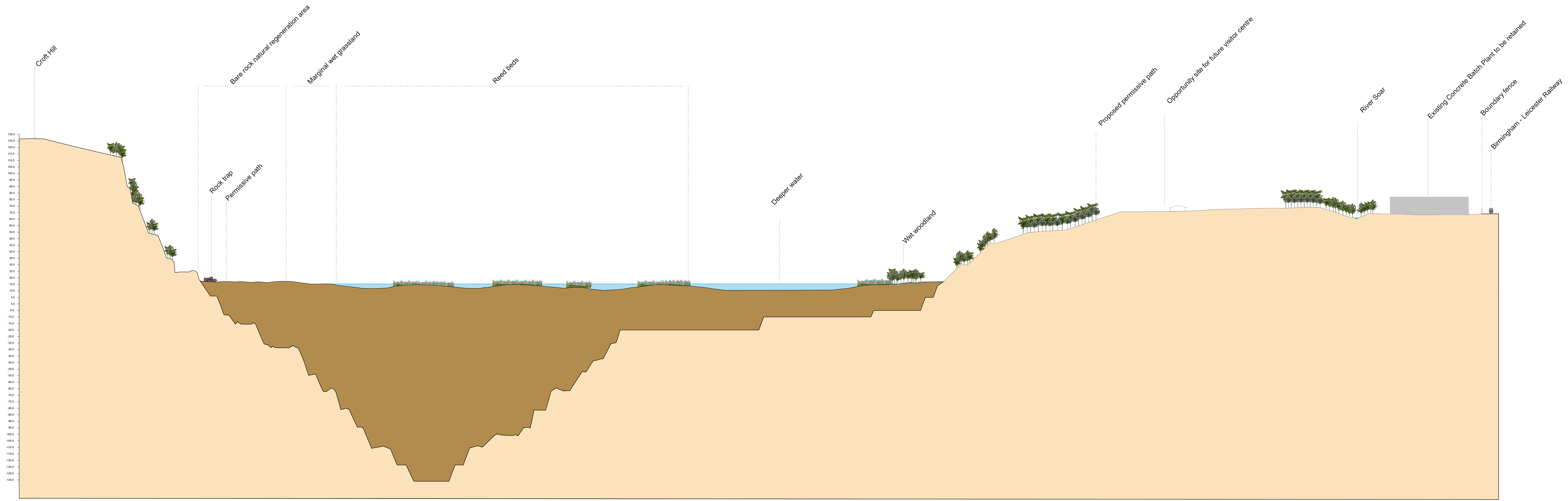
Development Stages; Plan 3

SCALE: 1:5000 @A2 DRAWN BY: RD/AC DATE: March 2019

DRAWING NUMBER: C14_LAN_038 REV: C May 20



LONG SECTION A - B



LONG SECTION C - D

LEGEND

- Undisturbed ground
- Proposed restoration fill
- Existing naturally regenerated scrub and woodland
- Existing woodland planting
- Proposed native woodland planting

<p style="font-size: 8px; margin: 0;"> ESP Ltd The Creative Industries Centre Glassier Drive Wolverhampton WV10 9TG Tel: 01902 771311 </p>	
<p>PROJECT</p> <p style="font-size: 12px; margin: 0;">Croft Quarry</p>	
<p>TITLE</p> <p style="font-size: 12px; margin: 0;">Restoration Sections</p>	
INFORMATION	CLIENT
SCALE	DRAWN BY
DATE	REV
DRAWING NUMBER	REV
I:1:250	RD/KB
Apr 2019	C Jun 20
C14_LAN_039	C Jun 20



APPENDICES



Appendix WRP1
WRP Submission Process
Correspondence

Michael Knott

From: Price, Guy <Guy.Price@environment-agency.gov.uk>
Sent: 08 April 2020 10:46
To: Michael Knott
Cc: Robson, Joel
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

Hi Michael,

Good to speak with you this morning.

As discussed this is something that has arisen in the past too. We are just considering how we approach this going forward, given current circumstances. With a more formal approach pending the below should allow you to progress and might be enough for your particular application.

You can submit the application with the discharge of the restoration plan pending. We would complete our assessment and, any other issues aside/resolved, confirm an outcome of *Not yet satisfied to agree recovery* detailing in the decision letter that a decision of recovery was pending evidence that the restoration plan (as submitted in the WRP) had been formally approved by planning.

Note, if the details of the restoration plan changed from your initial submission we would need to re-assess, including a further charge, the waste recovery plan.

I hope that helps and any questions please let me know.

Kind regards,
Guy

Guy Price
Permitting Officer
Environment Agency | Horizon House, Deanery Road, Bristol, BS1 5AH

guy.price@environment-agency.gov.uk
External: 020 8474 9801 | Internal: 49801

Working days: Monday to Friday



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From: PSC Land
Sent: 07 April 2020 16:35
To: Price, Guy <Guy.Price@environment-agency.gov.uk>
Subject: FW: SUBMISSION QUERY - Waste Recovery Plan

Hi Guy,

See below as discussed.

Cheers, Joel

Joel Robson
Permitting Support Advisor
Permitting & Support Centre
Environment Agency



02030253785 / 53785 (internal)

<http://www.smartsurvey.co.uk/s/NPScustomer/>

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From: Michael Knott [<mailto:Michael.Knott@thesiriusgroup.com>]
Sent: 07 April 2020 16:06
To: PSC Land <PSC@environment-agency.gov.uk>
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

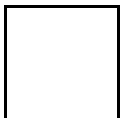
Hi Joel,

Following on from our earlier email exchange I contacted the DNL Regulated Industry Team directly relating to the Waste Recovery Plan query. I received the following response from Clare this afternoon (see attached) advising that they have passed this query back to NPS as they are best placed to provide a response. Clare mentioned that NPS are aware of this query and should be providing a response therefore I would be most grateful if you could keep an eye out for this query and provide any updates (if at all possible).

Apologies this query appears to be bouncing about all over the place but many thanks for your assistance with this matter.

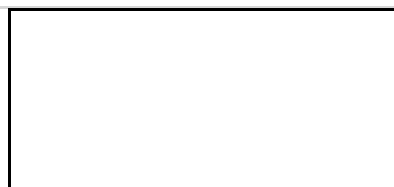
Best Wishes

Michael

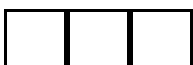


Michael Knott | Environmental Consultant | Environmental

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W www.thesiriusgroup.com/environmental



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From: PSC Land <PSC@environment-agency.gov.uk>
Sent: 27 March 2020 17:08
To: Michael Knott <Michael.Knott@thesiriusgroup.com>
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

Hi Michael,

Please see the below advice.

In case you need to discuss this further I would get in touch with the DNL Regulated Industry team.

Kind Regards,

Joel Robson
Permitting Support Advisor
Permitting & Support Centre
Environment Agency

02030253785

<http://www.smartsurvey.co.uk/s/NPScustomer/>

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From: Regulated Industry DNL
Sent: 27 March 2020 12:39
To: PSC Land <PSC@environment-agency.gov.uk>
Cc: Tongue, Mervyn <mervyn.tongue@environment-agency.gov.uk>
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

Hi Joel,

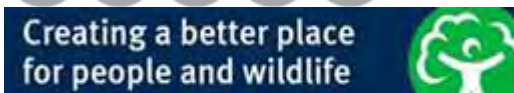
They will require an environmental regulation landfill permit

Kind regards

Clare Britton
Regulated Industry Single Point of Contact (SPOC) | East Midlands Area
regulatedindustryDNL@environment-agency.gov.uk

Environment Agency | Trentside Offices, Scarrington Road, West Bridgford, NG2 5FA
Phone Waste: 020 847 47950

Follow Regulated Industry (East Mids) on Twitter [@EMRegIndEA](https://twitter.com/EMRegIndEA)



From: PSC Land
Sent: 24 March 2020 17:32
To: Regulated Industry DNL <RegulatedIndustryDNL@environment-agency.gov.uk>
Subject: FW: SUBMISSION QUERY - Waste Recovery Plan

Good afternoon,

Please could someone advise Mr. Knott regarding his query outlined in his email of 20th March below.

Thanks, Joel

Joel Robson
Permitting Support Advisor
Permitting & Support Centre
Environment Agency



02030253785 / 53785 (internal)

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From: Michael Knott [<mailto:Michael.Knott@thesiriusgroup.com>]
Sent: 24 March 2020 17:08
To: PSC Land <PSC@environment-agency.gov.uk>
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

Good Afternoon Joel,

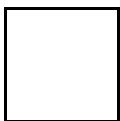
Thanks for coming back to me so quickly.

Certainly, the site in question is Croft Quarry, Leicestershire, LE9 3GP. Please note that an Enhanced Pre-Application Request relating to this site for a separate query has previously been submitted (and completed) for this Site and should be logged either Reference No. [EPR/PP3431QB/A001](#) or [EPR/EB3708GW/V003](#) (there was some confusion as to which Reference Number the application should be listed under).

I look forward to hearing from one of your colleagues in due course.

Best Wishes

Michael



Michael Knott | Environmental Consultant | Environmental

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From: PSC Land <PSC@environment-agency.gov.uk>
Sent: 24 March 2020 17:02
To: Michael Knott <Michael.Knott@thesiriusgroup.com>
Subject: RE: SUBMISSION QUERY - Waste Recovery Plan

Good afternoon Michael.

Can you let me know where the site is please? I will ask for someone to get in touch.

Thanks, Joel

Joel Robson
Permitting Support Advisor
Permitting & Support Centre
Environment Agency

02030253785

<http://www.smartsurvey.co.uk/s/NPScustomer/>

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From: Michael Knott [<mailto:Michael.Knott@thesiriusgroup.com>]
Sent: 20 March 2020 16:06
To: PSC Land <PSC@environment-agency.gov.uk>
Subject: SUBMISSION QUERY - Waste Recovery Plan
Importance: High

Dear Sir/Madam,

I am writing to you on behalf of one of our clients who are wishing to restore one of their mineral extraction sites via a waste recovery operation. The current mineral extraction operation at the Site in question is currently authorised under planning permission with an obligation to restore the site (albeit to an unspecified end-use). Accordingly, the operator submitted a planning application to the relevant planning authority in May 2019 which sought the approval of a restoration scheme for the mineral extraction site. This planning application is in its final stages of

determination and the final round of consultations was due to be completed by the end of this month, however, due to the current circumstances brought about by the Coronavirus situation, the planning application process has been delayed.

The operator is keen to submit a Waste Recovery Plan proposal to the Environment Agency for review and approval, however, it is appreciated that under normal circumstances formal approval of the proposed scheme of restoration from the relevant planning authority is required to support the Waste Recovery Plan. In light of the exceptional circumstances that we find ourselves in and the uncertainty surrounding when normal day to day operations will resume, I am writing to enquire whether the Environment Agency would be willing to consider a Waste Recovery Plan in the absence of formal approval of the proposed scheme of restoration?

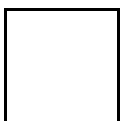
As previously discussed an obligation to restore the site is stipulated within the existing planning permission, and the current planning application is seeking approval of a restoration scheme. It is appreciated that full approval of a Waste Recovery Plan cannot be granted until the operator receives formal approval for the restoration scheme by the relevant planning authority, however; in light of the Coronavirus enforced delay to the final determination of the planning application, would the Environment Agency be willing to grant conditional approval of the Waste Recovery Plan with full approval only being awarded upon the submission and receipt of planning permission from the planning authority? It is considered that this proposal will allow the most time-effective permit application process and prevent delays as a result of these exceptional circumstances that are outside of our control. This proposed Waste Recovery Plan submission and conditional approval approach would also ensure that no official approval of the Waste Recovery Plan is issued until all the required documentation has been received and is approved by the Environment Agency (similar to a Pre-Operational Condition contained within an Environmental Permit).

I hope you find the above submission proposal feasible and I would be most grateful of any information you can provide on this request or an indication of the appropriate point of contact within the Environment Agency with whom I can discuss this further. Additionally, should you have any queries about the mineral extraction site or the Waste Recovery Plan submission proposal please do not hesitate to contact me. Please note that in line with Government Guidance our office will be working remotely for the foreseeable future. However, this will not have an impact on my availability and I can be contacted via email or by the mobile number contained in my email footer.

I look forward to hearing from you at your earliest convenience.

Yours Sincerely

Michael Knott



Michael Knott | Environmental Consultant | Environmental

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Appendix WRP2 Planning Consents

Planning permission

Name and address of applicant

CAMAS UK Ltd.,
Regent House,
Rodney Road,
Cheltenham,
Glos. GL50 1HX

Name and address of agent (if any)

Mr. G.J.D. King,
CAMAS Aggregates Ltd.,
Greystones,
Huncote Road,
Croft, Leics. LE9 6GS

Part 1 — Particulars of application

Date of application:

11th November 1992

Application No.

92/1209/1

Particulars and location of development:

LATERAL EXTENSION AND DEEPENING OF QUARRYING OPERATIONS; CONSTRUCTION OF A NEW ACCESS ROAD AND RELATED LANDSCAPE WORK AND EXTENSION OF THE EXISTING SCREENING EMBANKMENT TO FORM A NEW HILL, CROFT QUARRY, CROFT

Part II — Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the **Leicestershire** Council grants ~~outline~~ planning permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

~~1. The development shall be begun within~~ five years from the date of this permission

General

1. Unless otherwise approved in writing by the Minerals Planning Authority, the permission hereby granted shall expire on 31st December 2029 by which date all quarrying and associated operations shall have ceased.
2. This permission covers the following development within the area defined by a red line on Plan No. 92/1209/1M1 attached to and forming part of this permission and hereinafter referred to as the site; the lateral extension and deepening of quarrying operations at Croft Quarry; construction of a new access road and related landscape work and extension of the existing screening embankment to form a new hill, continuation of the concrete products units and all other existing plant, machinery and buildings.
3. Unless otherwise agreed in writing by the Mineral Planning Authority the extraction of stone shall be limited to the area shown coloured pink on Plan No. 92/1209/1M1 attached to and forming part of this permission and shall not take place from within the hatched area prior to the completion and bringing into use of the new access road referred to in Condition No. 13.
4. Unless otherwise approved in writing by the Mineral Planning Authority or otherwise required by the conditions attached to this permission, the development hereby permitted shall be carried out only in accordance with the details contained in the submitted Application No. 92/1209/1 dated 11th November 1992 and the accompanying Supporting Statement, Environmental Statement and drawings as amended by the supplementary details contained in letters and accompanying documents and plans from ECC Quarries Ltd. dated 19th April 1993, 3rd September 1993, 18th October 1993, 9th May 1994 and further amended by Drawing No. 301/RD10C.

T. HARRISON
COUNTY SECRETARY

T. Hudson.

Date

28.2.95

Proper Officer of the Council

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Application No. 92/1209/1

CONDITIONS CONTINUED

5. Unless otherwise approved in writing by the Mineral Planning Authority the tipping or deposition of soils and overburden shall not be carried out outside the areas shown edged brown and identified on Plan No. 92/1209/1/M1.
6. Unless otherwise approved in writing by the Mineral Planning Authority the stocking of aggregates or roadstone shall be restricted to the area edged blue on Plan No. 92/1209/1/M1 and shall only comprise material produced at Croft Quarry.
7. Any stockpiles of roadstone, aggregates or other materials within the permission area shall be located and restricted in height so as to minimise them being visible from outside the site to the satisfaction of the Mineral Planning Authority.
8. Unless otherwise approved in writing by the Mineral Planning Authority, no mineral shall be brought onto the site for processing purposes except that sand and other necessary raw materials not available from within the site may be imported for the purposes of manufacturing ready mixed concrete, concrete products and coated roadstone.
9. No waste or other material shall be brought onto the site for the purpose of tipping or disposal.
10. No topsoil, subsoil or other soil making materials shall be exported from the site subject of this permission without the prior approval of the Director of Planning and Transportation.
11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no buildings, plant, structures or machinery (excluding mobile plant and machinery) shall be erected or replaced on any part of the site without the prior approval in writing of the Mineral Planning Authority, given following the submission of details and plans showing the location and (where appropriate) external appearance of the buildings, plant, structures, or machinery to be erected or replaced.
12. A copy of the planning application and this permission with relevant plans shall be lodged with the quarry manager and shall be available at all times for reference by appropriate staff.

Access and Highway

13. Unless otherwise approved in writing by the Mineral Planning Authority construction of the new access road onto the B4114 and associated landscape works shall take place in accordance with Drawing No. 301/RD12A submitted with the planning application and shall be commenced within 12 months of the date of this permission and completed and brought into use within a further 18 months and shall be the sole means of access to and from the site except as provided for in Condition No 17. The provision for access shall be constructed in full accordance with the Department of Transport Advice Note TA20/84 to the full satisfaction of the Highway Authority. The landscaping proposals associated with the new access road and shown on Plan No. 301/RD12A shall be implemented in the first planting season following completion of the road's construction.

T. HARRISON
COUNTY SECRETARY

Date

28 FEB 1995

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Application No. 92/1209/1

CONDITIONS CONTINUED

14. Operations associated with the construction of the new access road shall only be carried out between the hours of 0700 - 1900 hours Monday to Friday and 0700 - 1200 hours on Saturdays provided that no operations are carried out during the hours of darkness. No work shall be carried out on Sundays, Public or Bank Holidays.
15. Noise levels from operations associated with the construction of the new access road measured at any residential property within Croft village over any one hour period (free field) should not exceed 55 dB LAeq.
16. Within 6 months of the date of this planning permission details of the proposed acoustic screen fencing and any other measures to mitigate potential noise impact from the new road (including the new rail bridge crossing) and the stocking areas adjacent to the railway shall be submitted to the Director of Planning and Transportation. The use of the new road shall not commence prior to the implementation of the approved measures.
17. On completion of the new access the existing site access onto Hill Street, Croft shall be permanently closed to all traffic except for use by the emergency services of fire, police and ambulance or use in exceptional circumstances where such use has been agreed by the Director of Planning and Transportation. Such exceptional use shall be limited to a maximum period of 72 hours unless otherwise approved in writing by the Director of Planning and Transportation. Detailed plans of the physical closure, together with appropriate landscaping shall be submitted to the Mineral Planning Authority no later than 6 months after the commencement of construction of the new access road and the closure shall be implemented in accordance with the approved scheme no later than one week after the bringing into use of the new access road.
18. The access road shall be surfaced with hard bound materials or concrete and have a minimum width of 7.3 metres for the first 50 metres into the site from the highway boundary.
19. Visibility splays of 9 metres by 295 metres shall be provided in accordance with the recommendations of PPG13 before any work on the access road commences, and shall be maintained free of obstructions at all time.
20. The gradient of the access road shall not exceed 1:30 for the first 15 metres from the channel line of the B4114.
21. Any gates shall be set back a minimum of 50 metres from the highway boundary.
22. Prior to the use of the new access road adequate wheel cleansing facilities shall be provided and maintained at the access to the site and shall be used as may be necessary by all vehicles leaving the site to ensure that no mud or other detritus is carried onto the highway, all to the satisfaction of the Director of Planning and Transportation. The new access road shall be kept clean and free of mud or other detritus at all times to the satisfaction of the Director of Planning and Transportation.

T. HARRISON
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Date 28 FEB 1995

Application No. 92/1209/1

CONDITIONS CONTINUEDConstruction of the New Hill (including incorporation of the existing amenity embankment)

23. Except where conditioned otherwise in this planning permission the construction of the new hill shall take place in accordance with the principles, methods, phasing details and timescales contained in ECC's letter dated 3rd September 1993 and accompanying 14 No. plans.
24. During the staged construction of the new hill a 3 metre high straw bale bund shall be used to screen operations, details of which shall be agreed with the Director of Planning and Transportation prior to the commencement of any operations associated with the construction of the new hill.
25. Prior to the commencement of construction of the new hill a detailed scheme including timescales for the progressive restoration and landscaping of each individual phase within the overall context of submitted Drawing No. 301/RD15A shall be submitted to the Mineral Planning Authority. The scheme shall make provision for each phase to be restored, seeded and planted at the earliest practicable opportunity consistent with good restoration practice and thereafter implemented in accordance with the approved scheme.
26. Notwithstanding the provision of Condition No. 25 the implementation and timescale of construction, restoration and landscaping of the new hill shall be the subject of an annual review meeting between the applicant company and the Director of Planning and Transportation following commencement of the new hill's construction.
27. Within 4 years of the commencement of Phase 7 of the new hill's construction a detailed scheme of design of the facilities to be provided to enable its recreational use shall be submitted to the Mineral Planning Authority for its determination. The scheme shall make provision for the layout and specifications of the network of footpaths (including the proposed link to Croft Village) and separate bridleways. It shall also include appropriate measures for the maintenance and management of landscaped areas, water areas and other potential ecological habitats with the objective of maximising their recreational/amenity value. The scheme shall include a timetable for the implementation of the works completion of which should be no later than 2 years following the completion of Phase 8.
28. During the construction of the new hill, the applicant shall employ, or require their contractor to employ a person with responsibility for ensuring that all reasonable measures are taken on site to keep dust to acceptable levels.
29. If during adverse weather conditions (e.g. strong winds combined with dry weather), nuisance by way of dust is, in the opinion of the Director of Planning and Transportation, being caused to nearby residential properties as a result of soil and overburden movement and new hill construction activity, then that activity shall be temporarily stopped or amended to the satisfaction of the Director of Planning and Transportation.

T. HARRISON
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Date 28 FEB 1995

Application No. 92/1209/1

CONDITIONS CONTINUED

30. During the construction of the new hill a minimum of one of the two water bowzers required by Condition No. 51 shall be available at all times for use in relation to the areas of overburden stripping and emplacement.
31. Noise from operations within the site (including the construction of the new hill) measured at any noise sensitive premises in Huncote over any one hour period (free field) should not exceed the following levels during the following periods: 0800-1800, 55 dBLAeq; 1800-2200, 45 dBLAeq; 2200-0800, 42 dBLAeq.

Soil Resources (Handling, Restoration and Aftercare)

32. All available subsoil and topsoil from the area of the new hill, the new access road and the compensatory flood storage area shall be stripped separately and stored separately to preserve as much topsoil and subsoil as possible for final restoration of the new hill. There should be separate storage of soils from the different soil units (page 4 of Appendix XII of the Environmental Statement refers) and the quantities in the separate heaps measured and recorded.
33. No movement of soil shall take place except when the full depth of soil to be stripped or otherwise transported is in a suitably dry soil moisture condition. Conditions shall be sufficiently dry for the topsoil to be separated from the subsoil without difficulty.
34. Topsoil and subsoil mounds shall be constructed with only the minimum amount of compaction necessary to ensure stability and shall be grassed down and kept weed free and thereafter protected from any operations likely to result in any further compaction.
35. Throughout the period of working, restoration and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.
36. Following the placement of overburden and before the placement of subsoil, the upper layer of overburden shall be subsoiled to a depth of one metre with a heavy duty subsoiler to remove compaction.
37. The subsoil shall be spread to an even depth over the restored overburden so as to follow the final pre-settlement contours. In the event of box scrapers/bulldozers being used then no layer of replaced subsoil shall exceed 450mm thickness. Stones or other deleterious materials at the surface of each layer which will not pass through a 150mm diameter ring in any dimension shall be removed from the site. No layer of replaced subsoil shall exceed 450mm thickness before it is subsoiled. The subsoiling operation must penetrate at least 150mm into the underlying layer to relieve compaction at the interface.

T. HARRISON
COUNTY SECRETARY

Date

28 FEB 1995

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Application No. 92/1209/1

CONDITIONS CONTINUED

38. After satisfactory placement of the subsoil, all available topsoil shall be spread evenly over those areas agreed to receive such topsoil. The topsoil shall be subsoiled and the subsoiling operation must penetrate at least 150mm into the underlying layer to relieve compaction at the interface. Stones greater than 100mm in any dimension shall be removed.
39. All operations involving soil placement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry soil moisture condition to minimise soil damage and to maximise the effects of the subsoiling operations.
40. The operator shall take all reasonable precautions to prevent the mixing of topsoil, subsoil and other soil making materials.
41. An aftercare Scheme requiring that such steps as may be necessary to bring the land to the required standard shall be submitted for the approval of the Minerals Planning Authority not later than 3 months prior to the date on which it is first expected that the replacement of the topsoil within each phase shall take place. The submitted scheme shall:
- (a) Provide an outline strategy for an aftercare period to be agreed by the MPA. This shall specify steps to be taken and the period during which they are to be taken.
 - (b) Provide for a detailed annual programme to be submitted to the Mineral Planning Authority.
 - (c) Provide for an annual aftercare site meeting between relevant parties.
42. Aftercare of those areas covered by the woodland planting should conform to the guidance on aftercare scheme content at Annex 6 of MPG7. An initial programme should be prepared to include all requirements necessary to plant and establish the tree crop. This should be submitted to the MPA not later than 3 months prior to the commencement of aftercare. In subsequent years, an annual programme of procedures to be carried out to manage and maintain the plantations should be submitted to the MPA for approval not less than one month prior to an annual aftercare site meeting.

Drainage

43. No construction works associated with the creation of the new hill shall take place until a detailed scheme of measures to ensure there is no increase in flood levels associated with the River Soar or Thurlaston Brook has been submitted to and approved by the Mineral Planning Authority. The scheme shall make provision for the retention of the existing Thurlaston Brook and shall provide extra hydraulic conveyance between the proposed new hill and the channel by the excavation of a lowered section of floodplain (i.e. Step-channel) and shall also make provision for a flood retention storage area. The scheme shall be designed and constructed to retain as much of the existing banks and shoals as possible and disturbance shall be further minimised by the use of existing flora in associated landscaping to aid the integration of the works.

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CONDITIONS CONTINUED

44. Details in accordance with the content of the letter dated 23rd March 1992 from NRA to the MRM Partnership, of the crossing of Broughton Astley Brook and the River Soar and their respective floodplains, including compensatory storage for the volume of floodplain lost due to development shall be submitted to and approved by the Mineral Planning Authority following consultation with the National Rivers Authority. Construction of the crossings shall only take place in accordance with the approved scheme.
45. Details of the water areas associated with the construction of the new hill and shown on Plan No. 301/RD10C shall be submitted to the Mineral Planning Authority for determination in consultation with the National Rivers Authority. The water areas shall be no closer than 30 metres to the edge of the River Soar and 10 metres to the edge of the Thurlaston Brook. No works shall take place prior to approval of such scheme.
46. Prior to the commencement of any development a scheme for the disposal of foul and surface waters shall be submitted to the Mineral Planning Authority for determination in consultation with the National Rivers Authority. No works shall take place prior to the approval of such scheme.
47. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size 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 plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls (BS 799 Part 5: 1987 refers).
48. There shall be no discharge of trade effluent, sewage effluent or contaminated drainage from the site into any ditch or watercourse.

Hours of Operation

49. Unless otherwise agreed in writing by the Mineral Planning Authority, the hours of operations within the site shall be as follows:
- (a) Operations involving or connected with the extraction, internal movement (other than to the Coating plant and concrete products works) and dispatch of stone, (other than by rail), receipt of delivered materials and the operation of primary crushing, secondary crushing and tertiary crushing plant, aggregate stocking areas, filtermedia plant and the ready mixed concrete plant shall only be carried out between the hours of 0600-2200 Mondays to Saturdays.
- (b) Coating plant shall only be operated and deliveries of coated stone made between the hours of 0330-1900 Mondays to Saturdays.

T. HARRISON
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CONDITIONS CONTINUED

54. A detailed scheme of measures for the reduction/amelioration of dust levels including those internal site roads to be hard surfaced and the removal of the Allis Chalmers secondary crusher shall be submitted within 3 months of the completion of the legal agreement and implemented within a further 9 months.
55. All fixed plant and machinery, including loading bays and hoppers, shall be so designed to prevent emissions of dust to the satisfaction of the Director of Planning and Transportation in consultation with the Environmental Health Authority.
56. All conveyors and transfer points shall be enclosed to the satisfaction of the Director of Planning and Transportation in consultation with the Environmental Health Authority.
57. Within 6 months from the date of this permission, a survey of the area surrounding the site as agreed with the Director of Planning and Transportation in consultation with the Environmental Health Authority shall be undertaken to establish existing levels of both respirable and nuisance dust. The results of this survey shall be used as the basis for monitoring dust emanating from the site.
58. Dust from operations conducted on the site shall not exceed monthly and annual levels agreed with the Director of Planning and Transportation in consultation with the Environmental Health Authority.

Noise

59. All mobile and fixed plant, equipment, machinery and vehicles shall be effectively silenced and thereafter be so maintained at all times to the satisfaction of the Director of Planning and Transportation.
60. All audible warning devices fitted to mobile plant, vehicles and fixed plant and machinery, whilst affording suitable safety, should be of a design that does not cause unreasonable noise intrusion to residential areas.
61. Except as otherwise required by Condition No. 31 noise from operations within or associated with the site, for the period up until the bringing into use of the new access road measured at 2 Hill Street and 21 Bala Road, Croft over any one hour period (free field) should not exceed the following levels during the following periods:

(a) at 21 Bala Road

0600-0700 - 50 dBLAeq
 0700-1900 - 55 dBLAeq
 1900-2200 - 50 dBLAeq
 2200-0600 - 45 dBLAeq

(b) at 2 Hill Street

0600-0700 - 57 dBLAeq
 0700-1900 - 65 dBLAeq
 1900-2200 - 55 dBLAeq
 2200-0600 - 52 dBLAeq

Within 3 months of the bringing into use of the new access road the noise limits referred to above shall be replaced by a revised set of noise limits to be agreed by the Mineral Planning Authority in consultation with the Environmental Health Authority.

T. HARRISON
 COUNTY SECRETARY

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Application No. 92/1209/1

CONDITIONS CONTINUED

- (c) The manufacture of concrete products may be carried out at any time. The loading and transport of finished concrete products shall only be carried out between the hours of 0600-2200 Mondays to Fridays and 0600-1200 on Saturdays. There shall be no loading or transport of any finished concrete products on any Sunday or any Public or Bank Holiday.
- (d) The loading, movement and servicing of trains may be carried out at any time.
- (e) Soil stripping, overburden removal and placement to form the new hill shall only be carried out between the hours of 0800-1800 Mondays to Fridays and 0800-1200 hours on Saturdays provided that no operations are carried out during the hours of darkness.
- (f) Essential maintenance and repair work may be carried out at any time provided that between 2200-0600 hours Mondays to Saturdays and at any time on Sundays or any Public or Bank Holiday such work is carried out in such manner as to ensure that it does not give rise to nuisance at nearby residential property.
- (g) In respect of all operations above except (f) there shall be no operations on any Sunday or any Public or Bank Holiday.
50. Any emergency operations which need to be carried out outside the specified hours shall be notified to the Director of Planning and Transportation within 72 hours of occurrence together with details of the reasons why operations were necessary.

Dust

51. Two water bowsers shall at all times be available for use on site. In order to control dust from internal traffic movements, as necessary, all haul roads within the site shall be kept moist, all tarmacked surface areas including the new access road shall be subject to regular sweeping and all spillages shall be removed without delay, all to the satisfaction of the Director of Planning and Transportation.
52. If during adverse weather conditions (e.g. strong winds combined with dry weather), nuisance by way of dust is, in the opinion of the Director of Planning and Transportation, being caused to nearby residential properties as a result of any operations, activities or use of land within the site, then that operation, activity or use shall be temporarily stopped or amended to the satisfaction of the Director of Planning and Transportation.
53. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of dust from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties. Any stockpiles of materials capable of generating windborne dust shall be either physically contained or sufficiently dampened with water to ensure an adequate surface crust to prevent such an occurrence.

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Application No. 92/1209/1

CONDITIONS CONTINUED

62. Within 3 months of the date of this permission a scheme for the monitoring of noise levels from the site including the location of monitoring points and equipment to be used shall be submitted to the Director of Planning and Transportation for approval in consultation with the Environmental Health Authority. The scheme shall provide for monitoring at noise control points on the site boundary and also at residential properties within Croft and Huncote. Noise monitoring shall be undertaken in accordance with the approved scheme to the satisfaction of the Mineral Planning Authority.
63. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of noise from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties.

Blasting

64. Except in emergency no blasting shall be carried out within the site other than between the hours of 1100-1600 Monday to Friday provided that no blasting shall take place during hours of darkness. No blasting shall take place on any Saturday, Sunday or Bank Holiday. Blasting shall normally be carried out at a regular time which shall be displayed at locations to be agreed with the Director of Planning and Transportation. Prior notification of each blast shall be given to Blaby District Council Environmental Health Department.
65. Any emergency blasting needed to be carried out outside the specified hours shall be notified to the Director of Planning and Transportation within 72 hours of its occurrence together with details of the reasons as to why it was necessary.
66. No ground vibrations resulting from blasting shall exceed 6.0mm per second ppv with an upper 95% confidence level, at any inhabited building, measured over any period of 6 months.
67. Every blast shall be designed to minimise noise or air over pressure by use of the latest available techniques such that air over pressure should not exceed 120dB peak linear as measured externally at any residential property under normal atmospheric conditions.
68. No secondary blasting shall be carried out within the site the subject of this permission.
69. Within 3 months of the date of this permission a scheme for the monitoring of blasting including the location of monitoring points and equipment to be used shall be submitted to the Director of Planning and Transportation for approval in consultation with the Environmental Health Authority. Blast monitoring shall be undertaken in accordance with the approved scheme to the satisfaction of the Mineral Planning Authority.

Date

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T. HARRISON
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Application No. 92/1209/1

CONDITIONS CONTINUEDEcological/Landscape

70. In respect of all trees, shrubs and hedges that are retained on the site or are planted in accordance with either the submitted details or schemes required by the conditions of this permission, the trees, shrubs and hedges shall be retained, protected and maintained throughout the duration of the operations hereby permitted except for any tree that may be felled for the purposes of good woodland management. Such maintenance shall include the replacement of any tree, shrub or hedge that may die or become seriously damaged or diseased or be removed with a plant or similar type within the next available planting season, all to the satisfaction of the Director of Planning and Transportation.
71. Within 6 months from the date of this permission, management schemes shall be submitted for the approval of the Director of Planning and Transportation in consultation with the County Ecologist for the two areas of ecological and landscape significance respectively edged and coloured yellow on plan No. 92/1209/1/M1 so as to conserve and enhance the value of these areas. These areas shall be managed in accordance with the approved schemes throughout the duration of operations hereby permitted.

Footpaths/Rights of Way

72. Prior to the commencement of use of the new access road provision shall be made for its crossing by footpath No. W34 by means of stiles (with steps down) on either boundary, details of which shall be agreed with the Director of Planning and Transportation.
73. Prior to the commencement of use of the proposed footpath link between Croft Village and the new hill provision shall be made to securely fence that length of the footpath parallel to the railway line between the new railway bridge and Broughton Astley Stream, details of which shall be agreed with the Director of Planning and Transportation.

Archaeology

74. No development shall take place within those areas known as Areas 2 and 3 (as identified in the archaeological evaluation undertaken on behalf of ECC in January 1992) until the Applicant has secured the implementation of a programme of archaeological work in accordance with the brief prepared by Leicestershire Museums, Arts and Records Service, Archaeological Survey entitled "Brief for Prior Archaeological Excavation, Recording and Reporting in the vicinity of the Thurlaston Brook, Croft" to the satisfaction of the Mineral Planning Authority.
75. No development associated with the construction of the new access road shall take place until provision has been made for archaeological attendance, monitoring and recording to the satisfaction of the Mineral Planning Authority.

T. HARRISON
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Date

28 FEB 1995

Application No. 92/1209/1

CONDITIONS CONTINUEDRestoration

76. Within one year of the cessation of extraction of mineral from the land edged red on Plan No. 92/1209/1/M1, which cessation shall be notified in writing to the Director of Planning and Transportation, the applicant shall submit to the Mineral Planning Authority for its approval, a scheme (including dates by which various operations will be complete) indicating its proposals for the reclamation and reinstatement of that land incorporating the removal of all plant, buildings, roadways structures, machinery equipment and stored materials. Following its approval by the Mineral Planning Authority, the Applicant shall implement the said scheme strictly in conformity with the timescale approved. For the purposes of this condition, 'cessation' shall be defined as the failure to extract stone in substantial quantities for a period of not less than two years.

Miscellaneous

77. Measures shall be taken as may be agreed by the Director of Planning and Transportation, to ensure so far as it is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties by reason of illumination. So far as is reasonably practicable, lights shall not be directed beyond the boundaries of the site, particularly during hours of darkness.

REASONS

- 1& 23. To ensure the completion of the development within an acceptable period of time in the interest of the amenities of the area.
- 2,3, 4,5, &6. For the avoidance of doubt and to ensure that the development is carried out in accordance with the application and in a satisfactory manner in the interests of the amenities of the area.
7. In the interest of the visual amenities of the area.
- 8&9. In the interests of the amenities of the area.
10. In order that the Mineral Planning Authority can retain control over the use of these important restoration materials.
11. In order that the Mineral Planning Authority can retain control of these matters which may have an effect on the visual amenity of the area or be a source of disturbance to local residents.
12. To ensure that the development is carried out in a satisfactory manner.
- 13,17 &22. For the avoidance of doubt, in the interests of highway safety and of the amenities of the area.
- 14,15 &16. To ensure that disturbance caused to local residents is kept to acceptable levels.

I. HARRISON COUNTY SECRETARY

Date 28 FEB 1995

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Application No. 92/1209/1

REASONS CONTINUED

18,19, In the interest of the highway safety.
20&21.

25. To ensure the development is carried out in a programmed manner in the interests of the visual and other amenities of the area.

26. In order to retain control over the progress of implementation and ensure the completion of the new hill within a satisfactory timescale.

27. In order to ensure that appropriate provision is made for the recreational and amenity afteruse of the new hill.

24,28, To ensure that any disturbance caused to local residents is kept to
29,30, acceptable levels.

31,49,
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68,69
&77.

32,33, To ensure the satisfactory restoration and landscaping of the site
34,35, following the carrying out of the permitted operations in the interests
36,37, of the subsequent use of the land and the amenities of the area.
38,39
&40.

41&
42. To ensure that the restored areas of the site are brought back to a condition suitable for long-term beneficial use.

43. To ensure the satisfactory drainage of the site and to avoid the creation of flooding by the provision of sufficient flood water storage capacity and conveyance capacity.

44. To prevent flooding and adverse effects on land drainage upstream and downstream of the development.

45. To ensure the satisfactory drainage of the site.

46,47 To minimise the risk of pollution of surface water and groundwater
&48.

70&71. To maintain and protect the ecological interest of the site.

72. To enable the continued and satisfactory use of Footpath No. W34.

T. HARRISON
COUNTY SECRETARY

Proper Officer of the Council

Date

28 FEB 1995

Application No. 92/1209/1

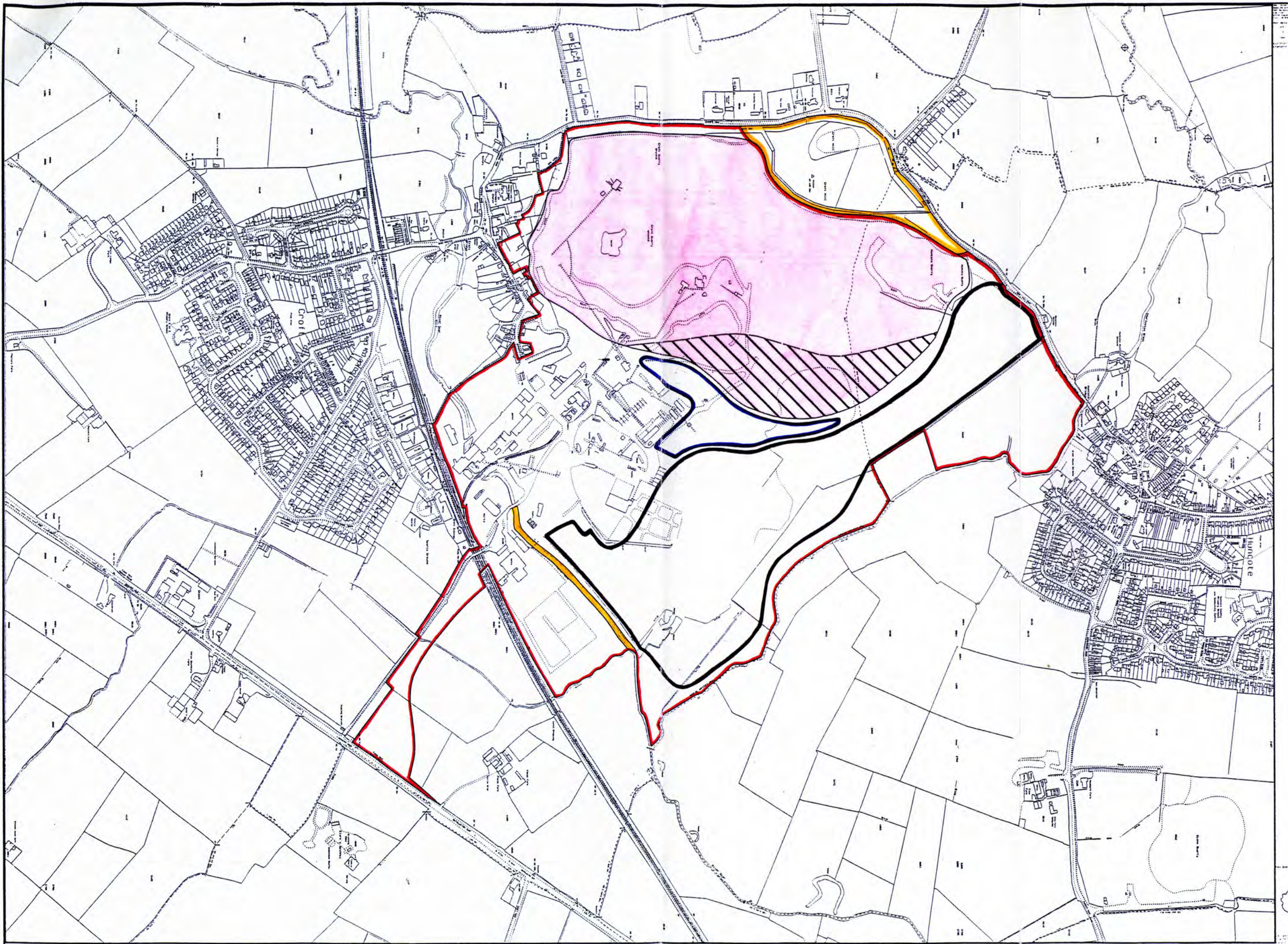
REASONS CONTINUED

- 73. In the interests of safety of pedestrians using the new footpath link.
- 74& 75. To safeguard the archaeological interest of the site and meet the requirements of the Director of Museums, Arts and Records Service.
- 76. To ensure the ultimate restoration of the site.

T. HARRISON
COUNTY SECRETARY

Date 28 FEB 1995

Proper Officer of the Council





**Leicestershire
County Council**

Hankinson Duckett Associates
The Stables
Howbery Park
Benson Lane
Wallingford
Oxfordshire OX10 8BA

Date: 28th July 2011
My Ref: 2010/0470/01 (2010/C299/01)
Your Ref:
Contact: Georg Urban
Phone: 0116 305 6756
Fax: 0116 305 7353
Email: planningcontrol@leics.gov.uk

Dear Sir,

**NOTICE OF DETERMINATION OF CONDITIONS, PARAGRAPH 6 OF SCHEDULE
14, ENVIRONMENT ACT 1995 – REVIEW OF OLD MINERAL PLANNING
PERMISSIONS**

**APPLICATION NO. 2010/0470/01 (2010/C299/01) - AGGREGATE INDUSTRIES UK
LTD. - SCHEDULE OF NEW CONDITIONS FOR A MINING SITE AT CROFT
QUARRY, CROFT (BLABY DISTRICT)**

I give notice that the County Council, having considered the above application dated 28th May 2010, has determined that the Planning Permission No. 1992/1209/01 relating to the Croft Quarry is to be subject to conditions which differ from those contained in your application. It is considered that the effect of imposing these conditions would not constitute a restriction of working rights. I therefore attach for your attention the schedule of new conditions to which the County Council has determined the permission should be subject.

You may appeal against this decision of the County Council. To do so, you must give notice of your appeal to the Secretary of State within 6 months of the date on which this notice is served on you. In this respect, I refer you to the provisions set out in paragraph 9 of Schedule 14 to the Environment Act 1995.

Yours faithfully,

Georg Urban (Senior Planning Officer)

Chief Executive's Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA
Telephone: 0116 232 3232 Fax: 0116 305 6260 Minicom: 0116 305 6160

John Sinnott, MA, Dipl. PA, Chief Executive
Elizabeth M. McCalla, LL.B, County Solicitor

www.leics.gov.uk

2010/0470/01 (2010/C299/01) - continued

4. Unless otherwise required by these planning conditions, the development hereby permitted shall be carried out only in accordance with the Environment Act Review submission ref. 2010/0470/01 dated 28th May 2010 with accompanying Environmental Statement, Supporting Statement and Plan no. HDA 1 dated May 2010.
5. The tipping or deposition of soils and overburden shall not be carried out outside the areas shown edged brown and identified on Plan No HDA1 dated May 2010 attached to and forming part of this schedule of conditions.
6. No stocking of aggregates or roadstone shall take place outside of the areas edged and hatched blue on Plan No HDA1 dated May 2010 attached to and forming part of this schedule of conditions. No materials shall be stored on the site other than those produced at Croft Quarry.
7. A scheme showing maximum stockpile heights is to be submitted to the Mineral Planning Authority within 6 months of these conditions coming into effect. Any stockpiles of roadstone, aggregates or other materials within the permission area shall be located and restricted in height so as to minimise them being visible from outside the site to the satisfaction of the Mineral Planning Authority.
8. No waste or other material shall be brought onto the site for the purpose of tipping or disposal with the exception of topsoils and subsoils for restoration/landscaping use.
9. No topsoil, subsoil or other soil making materials shall be exported from the site.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no buildings, plant, structures or machinery (excluding mobile plant and machinery) shall be erected or replaced on any part of the site without the prior approval in writing of the Mineral Planning Authority. Any requests for approval under this condition shall be accompanied by details and plans showing the location and (where appropriate) external appearance of the buildings, plant, structures, or machinery to be erected or replaced.

Availability of Plans

11. A copy of the Environment Act Review submission and accompanying Environmental Statement and this schedule of planning conditions, together with all plans and documents referred to in condition 4 above, including any other plans and documents subsequently approved in accordance with any condition of this schedule of conditions, shall be kept available for inspection on site during the prescribed working hours for the duration of the development.

Access and Highways

12. The access road known as Marion's Way shall be the sole means of vehicular access to site. The previous site access onto Hill Street shall remain permanently closed to all traffic other than for use by fire, police and ambulance use and in exceptional circumstances where vehicular access along Marion's Way is not possible. In any event such emergency use shall be restricted to a period not exceeding 72 hours.

ENVIRONMENT ACT 1995 REVIEW OF OLD MINERAL PLANNING PERMISSIONS

AGGREGATE INDUSTRIES UK LTD - APPLICATION FOR DETERMINATION OF CONDITIONS FOR MINERAL SITE - SCHEDULE 14 OF THE ENVIRONMENT ACT 1995: PERIODIC REVIEW - CROFT QUARRY, CROFT (BLABY DISTRICT)

2010/0470/01 (2010/C299/01) – 28TH MAY 2010

SCHEDULE OF CONDITIONS

Conditions

1. This permission shall expire on 31st December 2029, by which date all extraction and processing of minerals and associated operations hereby permitted in accordance with the conditions below shall have ceased and the site shall have been restored in accordance with a reclamation scheme to be agreed in writing with the Mineral Planning Authority. The conditions set out in permission 1992/1209/01 dated 28th February 1995, and any variations thereof, shall no longer apply.

Definition of Development

2. These conditions shall apply to planning permission 1992/1209/01 relating to Croft Quarry and shall relate to the following development within the area defined by a red line on Plan No. HDA1 dated May 2010 attached to and forming part of this schedule of conditions and hereinafter referred to as the site:
 - a) the deepening of quarrying operations at Croft Quarry and ongoing related landscape work;
 - b) the extraction of stone by means of blasting and its preparation (by means of crushing in primary, secondary and tertiary crushing plants) for further processing;
 - c) the operation of a roadstone coating plant;
 - d) the operation of concrete products works ("Blockworks" and "Special Products" factories);
 - e) the operation of a silt press;
 - f) any plant, machinery and buildings associated with the above processes;
 - g) the export of mineral from the site by road and by rail; and
 - h) operations relating to the restoration of the site, as may be required by planning conditions.
3. No extraction of stone shall take place other than in the area shown coloured pink on Plan no. HDA 1 dated May 2010 attached to and forming part of this schedule of conditions.

13. The surfacing of existing internal access roads, roads serving parking areas, servicing areas of fixed plant and internal traffic circulation areas shall be maintained in a good state of repair at all times until completion of the site reclamation.
14. The junction of Marion's Way with the B4114 Coventry Road shall include visibility splays of 9 x 295 metres, which shall be maintained free of obstruction at all times.
15. Any security gates shall be set back a minimum of 50 metres from the highway boundary.
16. Wheel cleaning facilities shall be provided and used at the site to ensure that no mud or other deleterious matter is carried onto the public highway.

Construction of the New Hill (including incorporation of the existing amenity embankment)

17. Notwithstanding the detail shown on drawing ref. HDA LS1 dated May 2010 and accompanying the Environment Act Review submission, a further drawing of the New Hill including final contours, cross sections, volumes of materials remaining to be deposited, areas remaining to be soiled, existing and proposed tree planting areas, layout and specification of footpaths, including the proposed linkage to Croft village and separate bridleways shall be submitted for the written approval of the Mineral Planning Authority within 6 months of this schedule of conditions coming into effect. Thereafter the construction of the New Hill and footpath link shall be completed in accordance with the approved details.

Landscape Management, Restoration and Aftercare

18. Notwithstanding the requirements of Condition 19 below, a written scheme for the reclamation and aftercare of the quarry complex shall be submitted for the approval of the Mineral Planning Authority by 31st December 2022 or no later than 12 months after permanent cessation of mineral extraction, whichever is the earlier. The scheme shall include details of:
 - (i) the nature of the intended use of the site;
 - (ii) the final levels of the restored land;
 - (iii) drainage of the restored land;
 - (iv) details of the removal or retention of buildings or structures;
 - (v) the treatment of hard surfaced areas;
 - (vi) the boundaries of any lake(s) to be left on conclusion of workings;
 - (vii) a timetable for the restoration and aftercare; and
 - (viii) the preservation of geological exposures.

Reclamation requirements pursuant to this condition shall not apply to any part of the mineral site which the Mineral Planning Authority agrees in writing to have been satisfactorily reclaimed prior to the submission of the scheme. Aftercare requirements pursuant to this condition shall not apply to any part of the mineral site which the Mineral Planning Authority agrees in writing has been satisfactorily reclaimed and restored for a period of 5 years or more prior to the submission of the scheme.

In respect of any areas of the site which the Mineral Planning Authority agrees have been satisfactorily reclaimed and restored but the 5 year aftercare period has not elapsed by the date of the submission of the scheme, this condition shall only apply to that portion of the 5 year period that remains.

19. All landscape management and aftercare at the site shall be carried out in accordance with a schedule of landscape management and aftercare, which shall be submitted to the Mineral Planning Authority within 6 months of this schedule of conditions coming into effect. The scheme shall make provision for an annual monitoring visit, and shall be reviewed annually and updated as informed by the monitoring visit or as otherwise required by the Mineral Planning Authority. Following any amendments to the scheme, an updated version of the scheme shall be submitted to the Mineral Planning Authority for further approval in writing. The landscape management and aftercare scheme as further approved shall thereafter be implemented in full.

Soil Resources (Handling, Restoration and Aftercare)

20. No movement of soil shall take place except when the full depth of soil to be stripped or otherwise transported is in a suitably dry soil moisture condition. Conditions shall be sufficiently dry for the topsoil to be separated from the subsoil without difficulty.
21. Topsoil and subsoil mounds shall be constructed with only the minimum amount of compaction necessary to ensure stability and shall be grass seeded and kept weed free and thereafter protected from any operations likely to result in any further compaction.
22. Throughout the period of working, reclamation and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.
23. Following the placement of overburden and before the placement of subsoil, the upper layer of overburden shall be subsoiled to a depth of one metre with a heavy duty subsoiler to remove compaction.
24. No layer of replaced subsoil shall exceed 450mm before it is subsoiled (rooted).
25. After satisfactory placement of the subsoil in any part of the site which is undergoing restoration, all available topsoil shall be spread evenly over those areas agreed to receive such topsoil. The topsoil shall be subsoiled (rooted) and cultivated so that there is no sterile material injurious to plant life and the subsoiling operation must penetrate at least 150mm into the underlying layer to relieve compaction at the interface. Stones greater than 100mm in any dimension shall be removed.
26. All operations involving soil placement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry soil moisture condition to minimise soil damage and to maximise the effects of the subsoiling operations.
27. The operator shall take all reasonable precautions to prevent the mixing of topsoil, subsoil and other soil making materials.

Drainage and Protection of Watercourses

28. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls (BS 799 Part 5: 1987 refers).
29. There shall be no discharge of trade effluent, sewage effluent or contaminated drainage from the site into any ditch or watercourse.

Hours of Operation

30. The hours of operations within the site shall be as follows:
- a) No operations involving or connected with the extraction, internal movement (other than to the Coating plant and concrete products works) and dispatch of stone, (other than by rail), receipt of delivered materials and the operation of primary crushing, secondary crushing and tertiary crushing plant or aggregate stocking areas shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays.
 - b) No operations associated with the ready mixed concrete plant shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays.
 - c) Any asphalt plants on the site shall not be operated except between the hours of 0130-1900 Mondays to Saturdays. No deliveries of coated stone shall be made except between the hours of 0330 and 1900 Mondays to Saturdays.
 - d) The manufacture of concrete products may be carried out at any time. No loading and transport of finished concrete products shall be carried out except between the hours of 0600 and 2200 Mondays to Fridays and 0600 and 1200 on Saturdays. No loading or transport of any finished concrete products shall take place on any Sunday or any Public or Bank Holiday.
 - e) The loading, movement and servicing of trains may be carried out at any time.
 - f) No soil stripping, overburden removal and placement to form the new hill shall be carried out except between the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1200 hours on Saturdays, provided that no operations are carried out during the hours of darkness.
 - g) Essential maintenance, water pumping and repair work may be carried out at any time provided that between 2200 and 0600 hours Mondays to Saturdays and at any time on Sundays or any Public or Bank Holiday such work is carried out in such manner as to ensure that it does not give rise to nuisance at any nearby residential property.
 - h) In respect of all operations above except (e) there shall be no operations on any Sunday or any Public or Bank Holiday.

31. Any emergency operations which need to be carried out outside the specified hours shall be notified to the County Solicitor within 72 hours of their occurrence together with details of the reasons why such operations were necessary.

Environmental Scheme

32. Within three months of these conditions coming into effect, an Environmental Scheme shall be submitted for the written approval of the Mineral Planning Authority. Such a scheme shall identify the impacts of operations in terms of dust, noise, lighting, ground borne vibration and air overpressure and include provisions for the monitoring and control of such impacts, procedures for the investigation of complaints and specific actions to be taken in the event that it is recorded or observed that the set limits are being exceeded. The scheme shall be reviewed annually to ensure its relevance and application to the site and to reflect best practice.

Dust

33. In order to control dust from internal traffic movements, as necessary, all haul roads within the site shall be kept damp, all hard surfaced areas including Marion's Way shall be subject to regular sweeping and all spillages shall be removed without delay.
34. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of dust from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties. Any stockpiles of materials capable of generating windborne dust shall be either physically contained or sufficiently dampened with water to ensure an adequate surface crust to prevent such an occurrence.
35. If during adverse weather conditions (e.g. strong winds combined with dry weather), nuisance by way of dust is, following consultation between the Mineral Planning Authority, the Blaby District Council Environmental Health Officer and the operator, being caused to nearby residential properties as a result of any operations, activities or use of land within the site, then that operation, activity or use shall be temporarily suspended or amended until such time as the operations can be resumed without causing such nuisance, either by a change in working, weather conditions or by taking other additional dust suppression measures.
36. All fixed plant and machinery, including loading bays and hoppers, shall be so designed to prevent emissions of dust to the satisfaction of the Mineral Planning Authority in consultation with the Blaby District Council Environmental Health Officer.
37. All conveyors and transfer points shall be enclosed to the satisfaction of the Mineral Planning Authority in consultation with the Blaby District Council Environmental Health Officer.

Noise

38. All mobile and fixed plant, equipment, machinery and vehicles shall be effectively silenced and thereafter be so maintained at all times to the satisfaction of the Mineral Planning Authority.
39. All audible warning devices fitted to mobile plant, vehicles and fixed plant and machinery, whilst affording suitable safety, should be of a design that does not cause unreasonable noise intrusion to residential areas.
40. Within three months of these conditions coming into effect, a scheme of noise monitoring shall be submitted for the written approval of the Mineral Planning Authority. The scheme shall include and provide for:
 - (i) details of noise monitoring locations to be agreed with the Mineral Planning Authority,
 - (ii) background noise levels ($L_{A90, T}$) at the agreed monitoring locations, to be agreed with the Mineral Planning Authority;
 - (iii) maximum equivalent continuous noise levels ($L_{Aeq, 1 \text{ hour}}$) attributable to the day-to-day operations on the site, to be agreed with the Mineral Planning Authority, taking into account agreed background levels and having regard to Annex 2 to MPS2 or any subsequent document superseding it;
 - (iv) noise monitoring at the agreed locations, to assess whether or not the limits specified in condition no. 41 below have been complied with;
 - (v) details of all proposed noise monitoring equipment;
 - (vi) details of the frequency of measurements;
 - (vii) details of the presentation of results; and
 - (viii) details of modelling procedures (if required).

Noise monitoring shall be carried out in accordance with the approved scheme and shall be kept under regular review and may be varied or amended only by written agreement with the County Solicitor.

The noise monitoring scheme required by this condition may be submitted as part of the Environmental Scheme required pursuant to condition 32 above or as a separate document.

41. The equivalent continuous noise levels ($L_{Aeq, 1 \text{ hour}}$) attributable to the day-to-day operations on the site, as agreed in the scheme of noise monitoring, shall not exceed 10dB(A) $L_{Aeq, 1 \text{ hour}}$ above background noise levels, subject to a maximum of 55dB(A) $L_{Aeq, 1 \text{ hour}}$, when measured freefield at the locations agreed as required by condition 40 above.

Blasting

42. Except in an emergency, no blasting shall be carried out within the site except between the hours of 1100 and 1600 Mondays to Fridays, provided that no blasting shall take place during the hours of darkness. No blasting shall take place on any Saturday, Sunday or Bank or Public Holiday. Blasting shall normally be carried out at regular time which shall be displayed in locations to be agreed with the County Solicitor. Prior notification of each blast shall be given to the Mineral Planning Authority and to the Blaby District Council Environmental Health Officer.

2010/0470/01 (2010/C299/01) - continued

43. Any emergency blasting required to be carried out outside the hours specified in Condition 42 above, shall be notified to the Mineral Planning Authority within 72 hrs of its occurrence, together with details of the reasons why it was necessary.
44. Every blast shall be designed with a 95% confidence level that ground vibration levels recorded at any vibration sensitive property arising from any blast shall not exceed a peak particle velocity of 6mm per second measured in any mutually perpendicular plane. No blast shall exceed a peak particle velocity of 12mm per second as measured at any vibration sensitive property.
45. Every blast shall be designed to minimise noise or air overpressure by use of the latest available techniques such that air overpressure shall not exceed 120dB peak linear as measured externally at any vibration sensitive property.
46. No secondary blasting shall be carried out within the site without the prior approval in writing of the Mineral Planning Authority.

Archaeology

47. Within 12 months from the date of these conditions coming into effect, details of the results of any archaeological investigation required under condition 74 attached to planning permission 1992/1209/01 when that permission was first granted shall be reported to the Mineral Planning Authority. Provision shall be made for the recording and deposition of any archaeological finds discovered on the review site with the Leicestershire Museums Service.

Premature Cessation

48. Notwithstanding the requirements of conditions 18 and 19 above, in the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme of reclamation as defined in this schedule of conditions, and which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for the approval of the Mineral Planning Authority within three months of the cessation of winning and working of minerals. The approved revised scheme shall be implemented fully within 12 months of the written approval.

Planning permission

Name and address of applicant

Aggregate Industries
Bardon Hill
Bardon Road
Coalville
Leicestershire
LE67 1TL

Name and address of agent (if any)

Kirsten Hannaford-Hill
Aggregate Industries UK Ltd
Bardon Hill
Coalville
Leicestershire
LE67 1TL

Part I - Particulars of application

Date of application

16th October 2017

Application no.

2017/1389/01 (2017/VOCM/0307/LCC)

Particulars and location of development:

VARIATION OF CONDITION 30 OF PLANNING PERMISSION 2015/1488/01 TO AMEND THE PRESCRIBED HOURS OF OPERATION RELATED TO ASPHALT PRODUCTION - CROFT QUARRY, MARION'S WAY, CROFT, LE9 3GP (BLABY DISTRICT)

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990 the **Leicestershire County Council** grants planning permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions

Commencement

1. The development hereby permitted shall commence within 3 years from the date of this permission.

Notification of Commencement

2. Written notification of the commencement of the development shall be provided to the Mineral Planning Authority within seven days from the date of such commencement.

Duration

3. This permission shall expire on 31st December 2029, by which date all extraction and processing of minerals and associated operations hereby permitted in accordance with the conditions below shall have ceased and the site shall have been restored in accordance with a reclamation scheme to be agreed in writing with the Mineral Planning Authority.

Definition of Development

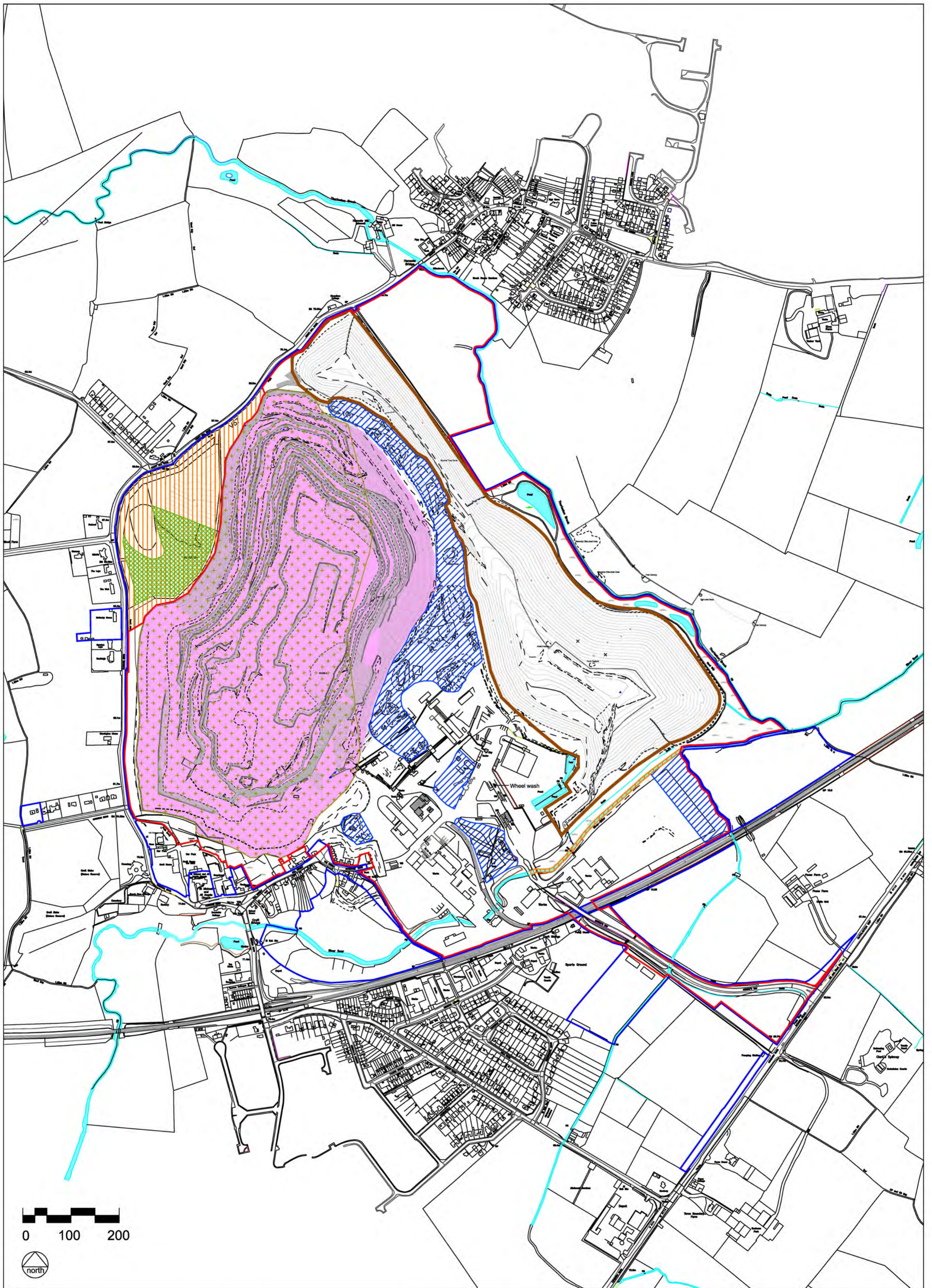
4. These conditions shall apply to the following development within the area defined by a red line on Plan No. HDA 1(b) dated May 2010 attached to and forming part of this schedule of conditions and hereinafter referred to as the site:



Date:

06 JUN 2018

Director of Law &
Governance



KEY		
	Application boundary	
	Landownership boundaries	
	Limit of stone extraction	
	Extent of New Hill	
	Stockpiling areas	
	Areas of ecological and landscape significance	
	Biological SSSI of Croft Hill	
	Geological SSSI of Croft and Huncote Quarry	
	Water	

CLIENT:
 Aggregate Industry
 PROJECT:
 Croft ROMP
 TITLE:
APPLICATION DRAWING
 SCALE AT A2:
 1:5,000
 DATE:
 May 2010
 477.5 / 01

HDA 1



Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
 Licence no. A918372
 © hankinson duckett associates
 The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
 t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk
 Landscape Architecture **hda**
 Masterplanning
 Ecology

Application No. 2017/1389/01 (2017/VOCM/0307/LCC)

CONDITIONS CONTINUED

- a) the deepening of quarrying operations at Croft Quarry and ongoing related landscape work;
 - b) the extraction of stone by means of blasting and its preparation (by means of crushing in primary, secondary and tertiary crushing plants) for further processing;
 - c) the operation of a roadstone coating plant;
 - d) the operation of a ready-mix concrete plant;
 - e) the operation of concrete products works ("Blockworks" and "Special Products" factories);
 - f) the operation of a silt press;
 - g) any plant, machinery and buildings associated with the above processes;
 - h) the export of mineral from the site by road and by rail; and
 - i) operations relating to the restoration of the site, as may be required by planning conditions.
5. No extraction of stone shall take place other than in the area shown coloured pink on Plan no. HDA 1(b) dated May 2010 attached to and forming part of this schedule of conditions.
6. Unless otherwise required by these planning conditions, the development hereby permitted shall be carried out only in accordance with the Environment Act Review submission ref. 2010/0470/01 dated 28th May 2010 with accompanying Environmental Statement, Supporting Statement and Plan no. HDA 1(b) dated May 2010.
7. The tipping or deposition of soils and overburden shall not be carried out outside the areas shown edged brown and identified on Plan No HDA 1(b) dated May 2010 attached to and forming part of this schedule of conditions.
8. No stocking of aggregates or roadstone shall take place outside of the areas edged and hatched blue and pink on Plan no. HDA 1(b) dated May 2010 attached to and forming part of this schedule of conditions. No materials shall be stored on the site other than those produced at Croft Quarry and the following materials that are not available from the site and may be imported for the purposes of manufacturing ready-mixed concrete, concrete products and asphalt:
- cement
 - sand
 - expanded clay
 - rejected concrete products
 - bitumen
 - high specification aggregate
 - recycled asphalt planings

Date:

06 JUN 2018



Director of Law &
Governance

Application No. 2017/1389/01 (2017/VOCM/0307/LCC)

CONDITIONS CONTINUED

9. Any stockpiles of roadstone, aggregates or other materials within the permission area shall only be located within the areas hatched blue and pink, shown on Plan no. HDA 1(b) dated May 2010. Materials stored within the areas hatched blue shall be in accordance with the maximum stockpile heights provided on drawing no. CHS-1, under cover of the letter Aggregate Industries dated 12th February 2014, as amended by the revised details provided in the letter dated 15th April 2014. Materials stored within the areas hatched pink shall be in accordance with the maximum stockpile heights and size of materials provided in the letter from Aggregate Industries dated 20th November 2015 and email dated 16th February 2016.
10. No waste or other material shall be brought onto the site for the purpose of tipping or disposal with the exception of topsoils and subsoils for restoration/landscaping use.
11. No topsoil, subsoil or other soil making materials shall be exported from the site.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no buildings, plant, structures or machinery (excluding mobile plant and machinery) shall be erected or replaced on any part of the site without the prior approval in writing of the Mineral Planning Authority. Any requests for approval under this condition shall be accompanied by details and plans showing the location and (where appropriate) external appearance of the buildings, plant, structures, or machinery to be erected or replaced.

Availability of Plans

13. A copy of the Environment Act Review submission and accompanying Environmental Statement and this schedule of planning conditions, together with all plans and documents referred to in condition 6 above, including any other plans and documents subsequently approved in accordance with any condition of this schedule of conditions, shall be kept available for inspection on site during the prescribed working hours for the duration of the development.

Access and Highways

14. The access road known as Marion's Way shall be the sole means of vehicular access to site. The previous site access onto Hill Street shall remain permanently closed to all traffic other than for use by fire, police and ambulance use and in exceptional circumstances where vehicular access along Marion's Way is not possible. In any event such emergency use shall be restricted to a period not exceeding 72 hours.
15. The surfacing of existing internal access roads, roads serving parking areas, servicing areas of fixed plant and internal traffic circulation areas shall be maintained in a good state of repair at all times until completion of the site reclamation.
16. The junction of Marion's Way with the B4114 Coventry Road shall include visibility splays of 9 x 295 metres, which shall be maintained free of obstruction at all times.

Date: **06 JUN 2018**

Lauren Haslam
Director of Law &
Governance

Application No. 2017/1389/01 (2017/VOCM/0307/LCC)

CONDITIONS CONTINUED

17. Any security gates shall be set back a minimum of 50 metres from the highway boundary.
18. Wheel cleaning facilities shall be provided and used at the site to ensure that no mud or other deleterious matter is carried onto the public highway.

Construction of the New Hill (including incorporation of the existing amenity embankment)

19. The construction of New Hill shall be carried out in accordance with the details provided on drawing no. 8100-159 A and section drawing nos. 8100-160 A and 8100-161 A submitted under cover of the letter from Aggregate Industries dated 12th February 2014.
20. Notwithstanding the requirements of Condition 21 below, a written scheme for the reclamation and aftercare of the quarry complex shall be submitted for the approval of the Mineral Planning Authority by 31 December 2022 or no later than 12 months after permanent cessation of mineral extraction, whichever is the earlier. The scheme shall include details of:
 - (i) the nature of the intended use of the site;
 - (ii) the final levels of the restored land;
 - (iii) drainage of the restored land;
 - (iv) details of the removal or retention of buildings or structures;
 - (v) the treatment of hard surfaced areas;
 - (vi) the boundaries of any lake(s) to be left on conclusion of workings;
 - (vii) a timetable for the restoration and aftercare; and
 - (viii) the preservation of geological exposures.

Reclamation requirements pursuant to this condition shall not apply to any part of the mineral site which the Mineral Planning Authority agrees in writing to have been satisfactorily reclaimed prior to the submission of the scheme.

Aftercare requirements pursuant to this condition shall not apply to any part of the mineral site which the Mineral Planning Authority agrees in writing has been satisfactorily reclaimed and restored for a period of 5 years or more prior to the submission of the scheme.

In respect of any areas of the site which the Mineral Planning Authority agrees have been satisfactorily reclaimed and restored but the 5 year aftercare period has not elapsed by the date of the submission of the scheme, this condition shall only apply to that portion of the 5 year period that remains.

21. All landscape management and aftercare at the site shall be carried out in accordance with the details provided in the report SLR Ref 412.00275.00163 dated October 2013, and the comments of Leicestershire County Council's Landscape Architect dated 12th November 2013. Following any amendments to the scheme, an updated version of the scheme shall be submitted to the Mineral Planning Authority for further approval in writing. The landscape management and aftercare scheme as further approved shall thereafter be implemented in full.

Date:

06 JUN 2018

Lawrence Haslam
Director of Law &
Governance

Application No. 2017/1389/01 (2017/VOCM/0307/LCC)

CONDITIONS CONTINUEDSoil Resources (Handling, Restoration and Aftercare)

22. No movement of soil shall take place except when the full depth of soil to be stripped or otherwise transported is in a suitably dry soil moisture condition. Conditions shall be sufficiently dry for the topsoil to be separated from the subsoil without difficulty.
23. Topsoil and subsoil mounds shall be constructed with only the minimum amount of compaction necessary to ensure stability and shall be grass seeded and kept weed free and thereafter protected from any operations likely to result in any further compaction.
24. Throughout the period of working, reclamation and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.
25. Following the placement of overburden and before the placement of subsoil, the upper layer of overburden shall be subsoiled to a depth of one metre with a heavy duty subsoiler to remove compaction.
26. No layer of replaced subsoil shall exceed 450mm before it is subsoiled (rooted).
27. After satisfactory placement of the subsoil in any part of the site which is undergoing restoration, all available topsoil shall be spread evenly over those areas agreed to receive such topsoil. The topsoil shall be subsoiled (rooted) and cultivated so that there is no sterile material injurious to plant life and the subsoiling operation must penetrate at least 150mm into the underlying layer to relieve compaction at the interface. Stones greater than 100mm in any dimension shall be removed.
28. All operations involving soil placement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry soil moisture condition to minimise soil damage and to maximise the effects of the subsoiling operations.
29. The operator shall take all reasonable precautions to prevent the mixing of topsoil, subsoil and other soil making materials.

Drainage and Protection of Watercourses

30. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls (BS 799 Part 5: 1987 refers).
31. There shall be no discharge of trade effluent, sewage effluent or contaminated drainage from the site into any ditch or watercourse.

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Hours of Operation

32. The hours of operations within the site shall be as follows:

- a) No operations involving or connected with the extraction, internal movement (other than to the Coating plant and concrete products works) and dispatch of stone, (other than by rail), receipt of delivered materials and the operation of primary crushing, secondary crushing and tertiary crushing plant or aggregate stocking areas shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays. There shall be no such operations on any Sunday or any Public or Bank Holiday.
- b) No operations associated with the ready mixed concrete plant shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays. There shall be no such operations on any Sunday or any Public or Bank Holiday.
- c) Any asphalt plant on the site and associated vehicles shall only operate during the following hours:

Monday to Saturday 24 hours a day
Sunday 00:00-06:00
No operations on Public / Bank Holidays

- d) The manufacture of concrete products may be carried out at any time. No loading and transport of finished concrete products shall be carried out except between the hours of 0600 and 2200 Mondays to Fridays and 0600 and 1200 on Saturdays. No loading or transport of any finished concrete products shall take place on any Sunday or any Public or Bank Holiday.
- e) The loading, movement and servicing of trains may be carried out at any time.
- f) No soil stripping, overburden removal and placement to form the new hill shall be carried out except between the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1200 hours on Saturdays, provided that no operations are carried out during the hours of darkness. There shall be no such operations on any Sunday or any Public or Bank Holiday.
- g) Essential maintenance, water pumping and repair work may be carried out at any time provided that between 2200 and 0600 hours Mondays to Saturdays and at any time on Sundays or any Public or Bank Holiday such work is carried out in such manner as to ensure that it does not give rise to nuisance at any nearby residential property.

33. Any emergency operations which need to be carried out outside the specified hours shall be notified to the County Solicitor within 72 hours of their occurrence together with details of the reasons why such operations were necessary.

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CONDITIONS CONTINUED

34. Any operations undertaken on any Sunday at the asphalt plant on site shall be notified to the Mineral Planning Authority within 7 days of its occurrence.

Environmental Scheme

35. Prior to the use of the asphalt plant between the hours of 1900 and 0130 Monday to Saturday or on any Sunday an updated Environmental Scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The updated Environmental Monitoring Scheme shall include provision for monitoring of night time noise during the first use of the asphalt plant between 1900 and 0130 hours. The scheme shall be reviewed annually to ensure its relevance and application to the site and to reflect best practice.

Dust

36. In order to control dust from internal traffic movements, as necessary, all haul roads within the site shall be kept damp, and all hard surfaced areas including Marion's Way shall be subject to regular sweeping and all spillages shall be removed without delay.
37. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of dust from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties. Any stockpiles of materials capable of generating windborne dust shall be either physically contained or sufficiently dampened with water to ensure an adequate surface crust to prevent such an occurrence.
38. If during adverse weather conditions (e.g. strong winds combined with dry weather), nuisance by way of dust is, following consultation between the Mineral Planning Authority, the Blaby District Council Environmental Health Officer and the operator, being caused to nearby residential properties as a result of any operations, activities or use of land within the site, then that operation, activity or use shall be temporarily suspended or amended until such time as the operations can be resumed without causing such nuisance, either by a change in working, weather conditions or by taking other additional dust suppression measures.
39. All fixed plant and machinery, including loading bays and hoppers, shall be so designed to prevent emissions of dust to the satisfaction of the Mineral Planning Authority in consultation with the Blaby District Council Environmental Health Officer.
40. All conveyors and transfer points shall be enclosed to the satisfaction of the Mineral Planning Authority in consultation with the Blaby District Council Environmental Health Officer.

Noise

41. All mobile and fixed plant, equipment, machinery and vehicles shall be effectively silenced and thereafter be so maintained at all times to the satisfaction of the Mineral Planning Authority.

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CONDITIONS CONTINUED

42. All audible warning devices fitted to mobile plant, vehicles and fixed plant and machinery, whilst affording suitable safety, should be of a design that does not cause unreasonable noise intrusion to residential areas.
43. Noise monitoring shall be carried out in accordance with the updated environmental scheme.

The noise monitoring scheme required by this condition may be submitted as part of the Environmental Scheme required pursuant to condition 35 above or as a separate document.

The scheme shall include and provide for:

- (i) details of noise monitoring locations to be agreed with the Mineral Planning Authority,
 - (ii) background noise levels (LA90, T) at the agreed monitoring locations, to be agreed with the Mineral Planning Authority;
 - (iii) maximum equivalent continuous noise levels (LAeq, 1 hour) attributable to the day-to-day operations on the site, to be agreed with the Mineral Planning Authority, taking into account agreed background levels and having regard to the Technical Guidance to the National Planning Policy Framework or any subsequent document superseding it;
 - (iv) noise monitoring at the agreed locations, to assess whether or not the limits specified in conditions nos. 44- 46 below have been complied with;
 - (v) details of all proposed noise monitoring equipment;
 - (vi) details of the frequency of measurements;
 - (vii) details of the presentation of results; and
 - (viii) details of modelling procedures (if required).
44. The equivalent continuous noise levels (LAeq, 1 hour) attributable to the day-to-day operations at the site, between 07:00 and 19:00 hours, shall not exceed 10dB(A) LAeq, 1 hour above background noise levels, subject to a maximum of 55dB(A) LAeq, 1 hour, when measured freefield at the locations agreed under condition 43 above.
45. The equivalent continuous noise levels (LAeq, 1 hour) attributable to the day-to-day operations at the site, between 19:00 and 22:00 hours, shall not exceed 10dB(A) LAeq, 1 hour above background noise levels, subject to a maximum of 50dB(A) LAeq, 1 hour, when measured freefield at the locations agreed under condition 43 above.
46. The equivalent continuous noise level (LAeq, 1 hour) attributable to the day-to-day operations at the site between 22:00 and 07:00 hours shall not exceed be 42 dB(A) LAeq 1 hour when measured freefield at the locations agreed under condition 43 above.
47. Noise levels arising from temporary operations including soil stripping and replacement, the construction and removal of soil and overburden mounds and the creation of new landforms shall be minimised as far as is reasonably practicable and shall not exceed 70dB(A) LAeq 1 hour at 3.5 metres from the most exposed façade of any noise sensitive property. Advance notice of the commencement of such temporary operations shall be given to the Mineral Planning Authority.

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48. On the first four occasions of the use of the asphalt plant between the hours of 22:00 and 07:00 Monday to Saturday or any Sunday noise monitoring shall be undertaken and results recorded and sent to the Mineral Planning Authority. Noise monitoring will be undertaken for one hour and each of the first four occasions monitored will be at a different hour within the hours of 22:00-07:00. At least two of these noise monitoring occasions shall be undertaken in respect of Sunday working.

Blasting

49. Except in an emergency, no blasting shall be carried out within the site except between the hours of 1100 and 1600 Mondays to Fridays, provided that no blasting shall take place during the hours of darkness. No blasting shall take place on any Saturday, Sunday or Bank or Public Holiday. Blasting shall normally be carried out at regular time which shall be displayed in locations to be agreed with the Mineral Planning Authority. Prior notification of each blast shall be given to the Mineral Planning Authority and to the Blaby District Council Environmental Health Officer.
50. Any emergency blasting required to be carried out outside the hours specified in Condition 44 above, shall be notified to the Mineral Planning Authority within 72 hrs of its occurrence, together with details of the reasons why it was necessary.
51. Every blast shall be designed with a 95% confidence level that ground vibration levels recorded at any vibration sensitive property arising from any blast shall not exceed a peak particle velocity of 6mm per second measured in any mutually perpendicular plane. No blast shall exceed a peak particle velocity of 12mm per second as measured at any vibration sensitive property.
52. Every blast shall be designed to minimise noise or air overpressure by use of the latest available techniques such that air overpressure shall not exceed 120dB peak linear as measured externally at any vibration sensitive property.
53. No secondary blasting shall be carried out within the site without the prior approval in writing of the Mineral Planning Authority.

Premature Cessation

54. Notwithstanding the requirements of conditions 20 and 21 above, in the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme of reclamation as defined in this schedule of conditions, and which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for the approval of the Mineral Planning Authority within three months of the cessation of winning and working of minerals. The approved revised scheme shall be implemented fully within 12 months of the written approval.

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Reasons

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To enable the development to be monitored to ensure compliance with this permission.
3. To provide for the completion of the development within a specified timescale in the interest of the amenities of the area.
4. – 9. For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner in the interests of the amenities of the area.
10. In the interests of the amenities of the area.
11. To retain control over the use of these important restoration materials.
12. To retain control of these matters that may have an effect on the amenities of the area.
13. For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner in the interests of amenities in the area.
14. & 18. For the avoidance of doubt, in the interests of highway safety and of the amenities of the area.
15. – 17. In the interests of highway safety.
19. To ensure the development is carried out in a satisfactory manner, to ensure the development is carried out in a programmed manner in the interests of the amenities of the area and to ensure that appropriate provision is made for the recreation and amenity after use of the new hill.
20. To ensure that the site is reclaimed in an orderly manner to a condition capable of beneficial after-use and in the interests of the amenity of local residents.
21. In the interests of the landscape and visual amenities of the area.
22. – 29. To ensure the satisfactory restoration and landscaping of the site following the carrying out of the permitted operations, in the interests of the subsequent use of the land and the amenities of the area.
30. & 31. To minimise the risk of pollution of watercourses and aquifers.
- 32.- 35. To protect the amenities of local residents.
36. – 40. To minimise the adverse impact of dust generated by the operations on the local community and environment.
- 41, 42–48. To minimise the adverse impact of noise generated by the operations on the local community and environment.

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REASONS CONTINUED

43. To enable the noise related effects of the development to be adequately monitored during the course of the operations.

49–53. To minimise the adverse impact of blasting generated by the operations on the local community and environment.

54. To enable the Mineral Planning Authority to control the development and to ensure that the land is restored to a condition capable of a beneficial after-use.

In dealing with the application and reaching a decision account has been taken of paragraphs 186 and 187 of the National Planning Policy Framework.

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NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. **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 the Environment under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of Environment, Transport and Regions, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 having regard to sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.
 - 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.
3. **Purchase Notices**
 - If either the local planning authority or the Secretary of State for the Environment 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 the carrying out of any development which has been or would be permitted.
 - In these circumstances, the owner may serve a purchase notice on the District 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.
4. **Compensation**
 - In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
 - These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
5. The permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a listed building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority will also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.
6. **SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS.** The Local Planning Authority is required to bring to your attention the requirements of the Chronically Sick and Disabled Person's Act 1970 (Sections 4, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons with the building. Your attention is also drawn to the Code of Practice, BS 5810 : 1979, "Access to the Disabled to Buildings" available from the BSI, Customer Services, 389 Chiswick High Road, London W4 4AL (Tel. 0208-996-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Education Buildings".

The buildings to which these requirements apply are:-

- (a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies.
- (b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within that Act.
- (c) Factories as defined by Section 175 of the Factories Act 1961.
- (d) Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

S.50 LEICESTERSHIRE ACT 1985 – ACCESS FOR FIRE BRIGADE

Where the permission granted is for or includes the erection of extension of a building and plans for the work are deposited with the district council in accordance with Building Regulations the district council will be obliged to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.

Lawrence Haslam

Date: 06 JUN 2010

Director of Law &
Governance



Appendix WRP3
List of QBF Materials for
Waste Recovery Operations

Table WAPA2.1: Permitted waste types accepted for restoration fill materials

Mirror Entry Waste

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
01 Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	01 01 wastes from mineral excavation	01 01 02	Wastes from mineral non-metalliferous excavation	Group 1 – Rocks and Soils: Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.
	01 04 wastes from physical and chemical processing of non-metalliferous minerals	01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 06	Group 1 – Rocks and Soils: Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone.
		01 04 09	Waste sand and clays	Group 1 – Rocks and Soils: Naturally occurring clay & sand.
		01 04 12	Tailings and other wastes from washing and cleaning of minerals other than those mentioned in 01 04 07 and 01 04 11	Group 1 – Rocks and Soils: Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.
		01 04 13	Waste from stone cutting and sawing other than those mentioned in 01 04 07	Group 3 – Minerals, processed or prepared: Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Excluding moulding sands containing organic binders; man-made mineral fibres from glass-reinforced plastics and asbestos.
10 Wastes from thermal processes	10 01 wastes from power stations and other combustion plants (except 19)	10 01 01	Bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)	Group 5 – Ash: Comprising only bottom ash and fly ash produced only from the combustion of wood, of waste or of both; bottom ash and fly ash from the combustion of coal, petroleum coke or of both, deposited in a cell containing the product or that combustion alone; and bottom ash and fly ash from the combustion of coal, petroleum coke or both, burnt together with biomass and deposited in a cell containing the product of that combustion burning alone.
		10 01 02	Coal fly ash	Excluding fly ash from sewerage sludge, municipal, clinical and hazardous waste incinerators.

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
	10 08 wastes from other non-ferrous thermal metallurgy	10 08 09	Other slags	Group 4 – Furnace Slags: Vitrified wastes and residues from thermal processing of minerals where, in either case, the residue is both fused and insoluble and slag from waste incineration.
	10 11 waste from the manufacture of glass and glass products	10 11 12	Waste glass other than those mentioned in 10 11 11	Group 2 – Ceramics or Concrete Materials: Glass including fritted enamel; Excluding glass fibre and glass-reinforced plastic and concrete plant washings.
	10 12 wastes from manufacture of ceramic goods, bricks, tiles and construction products	10 12 06	Discarded moulds	Group 3 – Minerals, processed or prepared: Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Excluding moulding sands containing organic binders; man-made mineral fibres from glass-reinforced plastics and asbestos.
		10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)	Group 2 – Ceramics or Concrete Materials: Comprising only of: Glass, including fritted enamel; Ceramics, including bricks, bricks and mortar, tiles, clay ware, pottery, china and refractories; Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks. Excluding glass fibre and glass-reinforced plastic and concrete plant washings
	10 13 waste from manufacture of cement, lime and plaster and articles and products made from them	10 13 14	Waste concrete and concrete sludge	Group 2 – Ceramics or Concrete Materials: Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks. Excluding glass fibre and glass-reinforced plastic and concrete plant washings. Excluding sludges and liquids.

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
15 Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise stated	15 01 packaging (including separately collected municipal packaging waste)	15 01 07	Glass packaging	Group 2 – Ceramics or Concrete Materials: Glass including fritted enamel; Excluding glass fibre and glass-reinforced plastic and concrete plant washings.
16 Wastes not otherwise specified in the list	16 01 end-of-life vehicles from different means of transport (including off-road machinery) and wastes from dismantling of end-of-life vehicles and vehicle maintenance (except 13, 14, 16 06 and 16 08)	16 01 20	Glass	Group 2 – Ceramics or Concrete Materials: Glass including fritted enamel; Excluding glass fibre and glass-reinforced plastic and concrete plant washings.
17 Construction and demolition wastes	17 01 concrete, bricks, tiles and ceramics	17 01 01	Concrete	Group 2 – Ceramics or Concrete Materials: Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks. Excluding glass fibre and glass-reinforced plastic and concrete plant washings.
		17 01 02	Bricks	Group 2 – Ceramics or Concrete Materials: Ceramics, including bricks, bricks and mortar. Excluding glass fibre and glass-reinforced plastic and concrete plant washings.
		17 01 03	Tiles and ceramics	Group 2 – Ceramics or Concrete Materials: Ceramics, tiles, clay ware, pottery, china and refractories. Excluding glass fibre and glass-reinforced plastic and concrete plant washings.

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
		17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	<p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel;</p> <p>Ceramics, including bricks, bricks and mortar tiles, clay ware, pottery, china and refractories.</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p>
	17 02	17 02 02	Glass	<p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel;</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p>
	17 05 soil stones and dredging spoil	17 05 04	Soil and stones other than those mentioned in 17 05 03	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p> <p><i>Including component of the following groups</i></p> <p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel;</p> <p>Ceramics, including bricks, bricks and mortar tiles, clay ware, pottery, china and refractories;</p> <p>Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks.</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p> <p>Group 3 – Minerals, processed or prepared:</p> <p>Moulding sands, including used foundry sand;</p> <p>Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite);</p> <p>Mineral absorbents;</p> <p>Man-made mineral fibres, including glass fibres;</p> <p>Silica; Mica; Mineral abrasives;</p> <p>Excluding moulding sands containing organic binders; man-made mineral fibres made from glass-reinforced plastic and asbestos.</p>

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
				<p>Group 4 – Furnace Slags:</p> <p>Vitrified wastes and residues from thermal processing of minerals where, in either case, the residue is both fused and insoluble and slag from waste incineration.</p> <p>Group 5 – Ash:</p> <p>Comprising only bottom ash and fly ash produced only from the combustion of wood, of waste or of both; bottom ash and fly ash from the combustion of coal, petroleum coke or of both, deposited in a cell containing the product or that combustion alone; and bottom ash and fly ash from the combustion of coal, petroleum coke or both, burnt together with biomass and deposited in a cell containing the product of that combustion burning alone.</p> <p>Excluding fly ash from sewerage sludge, municipal, clinical and hazardous waste incinerators.</p>
		17 05 06	Dredging spoil other than those mentioned in 17 05 05	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p>
		17 05 08	Track ballast other than those mentioned in 17 05 07	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone.</p>
	17 09 other construction and demolition wastes	17 09 04	Mixed construction and demolition wastes other than those listed in 17 09 01, 17 09 02 and 17 09 03	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p> <p>Including component of the following groups</p> <p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel; Ceramics, including bricks, bricks and mortar tiles, clay ware, pottery, china and refractories; Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks.</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p>

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
				<p>Group 3 – Minerals, processed or prepared:</p> <p>Moulding sands, including used foundry sand; Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Mineral absorbents; Man-made mineral fibres, including glass fibres; Silica; Mica; Mineral abrasives;</p> <p>Excluding moulding sands containing organic binders; man-made mineral fibres made from glass-reinforced plastic and asbestos.</p> <p>Group 4 – Furnace Slags:</p> <p>Vitrified wastes and residues from thermal processing of minerals where, in either case, the residue is both fused and insoluble and slag from waste incineration.</p> <p>Group 5 – Ash:</p> <p>Comprising only bottom ash and fly ash produced only from the combustion of wood, of waste or of both; bottom ash and fly ash from the combustion of coal, petroleum coke or of both, deposited in a cell containing the product or that combustion alone; and bottom ash and fly ash from the combustion of coal, petroleum coke or both, burnt together with biomass and deposited in a cell containing the product of that combustion burning alone.</p> <p>Excluding fly ash from sewerage sludge, municipal, clinical and hazardous waste incinerators.</p>
19 Wastes from waste management facilities	19 01 wastes from the incineration or pyrolysis of waste	19 01 12	Bottom ash and slag other than those mentioned in 19 01 11	<p>Group 5 – Ash:</p> <p>Comprising only bottom ash and fly ash produced only from the combustion of wood, of waste or of both; bottom ash and fly ash from the combustion of coal, petroleum coke or of both, deposited in a cell containing the product or that combustion alone; and bottom ash and fly ash from the combustion of coal, petroleum coke or both, burnt together with biomass and deposited in a cell containing the product of that combustion burning alone.</p> <p>Excluding fly ash from sewerage sludge, municipal, clinical and hazardous waste incinerators.</p>

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
	19 12 wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	19 12 05	Glass	<p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p>
19 12 09		Minerals (for example sand, stones)	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p> <p>Group 3 – Minerals, processed or prepared:</p> <p>Moulding sands, including used foundry sand; Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Mineral absorbents; Man-made mineral fibres, including glass fibres; Silica; Mica; Mineral abrasives;</p> <p>Excluding moulding sands containing organic binders; man-made mineral fibres made from glass-reinforced plastic and asbestos.</p>	
19 12 12		Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p> <p><i>Including component of the following groups</i></p> <p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel; Ceramics, including bricks, bricks and mortar tiles, clay ware, pottery, china and refractories; Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks.</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p> <p>Group 3 – Minerals, processed or prepared:</p>	

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
				<p>Moulding sands, including used foundry sand; Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Mineral absorbents; Man-made mineral fibres, including glass fibres; Silica; Mica; Mineral abrasives;</p> <p>Excluding moulding sands containing organic binders; man-made mineral fibres made from glass-reinforced plastic and asbestos.</p> <p>Group 4 – Furnace Slags:</p> <p>Vitrified wastes and residues from thermal processing of minerals where, in either case, the residue is both fused and insoluble and slag from waste incineration.</p> <p>Group 5 – Ash:</p> <p>Comprising only bottom ash and fly ash produced only from the combustion of wood, of waste or of both; bottom ash and fly ash from the combustion of coal, petroleum coke or of both, deposited in a cell containing the product or that combustion alone; and bottom ash and fly ash from the combustion of coal, petroleum coke or both, burnt together with biomass and deposited in a cell containing the product of that combustion burning alone.</p> <p>Excluding fly ash from sewerage sludge, municipal, clinical and hazardous waste incinerators.</p>
	19 13 waste from soil and groundwater remediation	19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p> <p><i>Including component of the following groups</i></p> <p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel; Ceramics, including bricks, bricks and mortar tiles, clay ware, pottery, china and refractories; Concrete, including reinforced concrete, concrete blocks, breeze blocks and aircrete blocks.</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p> <p>Group 3 – Minerals, processed or prepared:</p>

Source	Sub-source	Waste code	Description	Qualifying Material Order 2011 (as amended) - Group and most likely suitable descriptions
				<p>Moulding sands, including used foundry sand; Clays, including moulding clay absorbents (including Fuller's Earth and Bentonite); Mineral absorbents; Man-made mineral fibres, including glass fibres; Silica; Mica; Mineral abrasives;</p> <p>Excluding moulding sands containing organic binders; man-made mineral fibres made from glass-reinforced plastic and asbestos.</p> <p>Group 4 – Furnace Slags:</p> <p>Vitrified wastes and residues from thermal processing of minerals where, in either case, the residue is both fused and insoluble and slag from waste incineration.</p>
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	20 01 separately collected fractions (except 15 01)	20 01 02	Glass	<p>Group 2 – Ceramics or Concrete Materials:</p> <p>Glass including fritted enamel;</p> <p>Excluding glass fibre and glass-reinforced plastic and concrete plant washings.</p>
	20 02 garden and park wastes	20 02 02	Soil and stones	<p>Group 1 – Rocks and Soils:</p> <p>Naturally occurring rock, clay, sand, gravel, sandstone, limestone, crushed stone, stone from demolition of buildings or structures, slate, sub-soil, silt and dredgings.</p>



Appendix WRP4
Envireau Water (2010)
Report

AGGREGATE INDUSTRIES UK LTD

CROFT QUARRY, CROFT, LEICESTERSHIRE. LE9 3GP

Flood Risk Assessment

for



Aggregate Industries UK Ltd
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Coalville
Leicestershire

by



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Ref: P:\AI Croft (6172)\AI Croft FRA.doc
May 2010

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CROFT QUARRY FLOOD RISK ASSESSMENT NON TECHNICAL SUMMARY

Envireau Water has been instructed by Aggregate Industries UK Ltd [AI] to undertake a flood risk assessment (FRA) for Croft Quarry, Leicestershire for inclusion in their submission for a Review of Old Mineral Permissions (ROMP) assessment. This FRA has been undertaken to support the assessment and has been written and submitted in accordance Environment Agency (EA) guidance as laid out in Planning Policy Statement 25: Development and Flood Risk (PPS25).

Calculations have been undertaken to assess "greenfield" runoff rates and volumes of runoff generated during storm events. The approach undertaken is that detailed in DEFRA/Environment Agency document "Preliminary rainfall runoff management for developments. R&D Technical Report W5-074/A/TR/1 Revision C, re-published June 2007".

The analysis uses a 1 in 100 year storm as a basis, and takes into account a 20% climate change surcharge in accordance with PPS25.

Long Term Storage calculations resulted in an additional storage requirement for the quarry area subject to the ROMP of 7,859m³ for the 1 in 100 year event with the adjustment made for climate change.

The existing settlement lagoons and adjacent low lying area have the capacity to accommodate 10,000m³ of storm runoff within the boundary of the quarry and out of the Environment Agency's designated Flood Zones.

Under guidelines laid out in PPS25, Croft Quarry has been classified as "less vulnerable" and the development is considered appropriate for Flood Zone 1, 2 and 3a. All of the quarry site is located either in EA Flood Zone 1, 2 or 3a and as such is considered appropriate.

This assessment has demonstrated that the site at Croft Quarry will remain operational and safe during times of flood and will not have a detrimental impact on drainage and flooding on or off site.

Conditions 43 to 46 of the planning permission that is the subject of this review application have been complied with.

CROFT QUARRY FLOOD RISK ASSESSMENT

1 INTRODUCTION

Envireau Water has been instructed by Aggregate Industries UK Ltd [AI] to undertake a flood risk assessment (FRA) for Croft Quarry, Leicestershire for inclusion in their submission for a Review of Old Mineral Permissions (ROMP) assessment. This FRA has been undertaken to support the assessment and has been written and submitted in accordance Environment Agency guidance as laid out in Planning Policy Statement 25: Development and Flood Risk (PPS25).

The FRA has been assessed by desk study, walkover survey and on site investigations. The FRA includes:

1. Rainfall runoff calculations for the land for a 1 in 100 year storm event plus a 20% increase to accommodate climate change as outlined in PPS25; and in accordance with EA/Defra guidance booklet "Preliminary rainfall runoff management for developments – R&D Technical Report W5-074/A/TR/1 Revision C".
2. Location plans showing geographical features, watercourses and the existing site.
3. Topographic data showing surface water flow routes of watercourse and drainage routes.

The following data sources were used in the investigation:

The Environment Agency (EA)

- Flood Zone Mapping
- Historic Correspondence on Flood Levels
- FRA Guidance and Technical Reports

British Geological Survey

- BGS 1:50,000 maps Sheet 155 (Coalville) & Sheet 169 (Coventry)

Soil Survey of England and Wales

- 1:250,000 map Sheet 3 Midland and Western England

Centremaps

- Ordnance Survey 1:10,000 maps
- Groundsure FloodInsight Report

Aggregate Industries Ltd

- Site Survey Data
- Operational knowledge

Envireau Water is a specialist, independent water resources and water management consultancy. The lead consultant was James Dodds, the Managing Director of Envireau Water, who has some 25 years experience in water management consulting.

The approach taken for this study duplicates that taken in other areas, which has been reviewed and accepted by the Environment Agency.

2 SITE DESCRIPTION

2.1 General

Croft Quarry is located at Croft, approximately 5km to the southwest of Leicester. The quarry is centred at grid reference SP 515 963 and elevations across the site vary between 66 and 105mAOD (Figure 1).

Based on Ordnance Survey mapping at a scale of 1:10000, the topography of the site is relatively flat lying with the exception of a landscaped hillside on the north-eastern boundary that is the product of overburden stripping. There are three watercourses in the vicinity of the quarry: the River Soar, Thurlaston Brook and the Broughton Astley Brook. The geology of the site has been taken from British Geological Survey (BGS) sheets 169 (Coventry) and 155 (Coalville) and is predominantly mudstones of the Mercia Mudstone Group that onlap onto a quartz diorite (quarried rock) that outcrops at the quarry location. The superficial deposits surrounding the site consists of boulder clay that has been incised by watercourses depositing alluvium and river terrace deposits. According to the Soil Survey of England and Wales map and classification, the Mercia Mudstones are overlain by either:

1. Glaciofluvial or river terrace drift – Deep well drained coarse loamy sandy soils locally over gravel. Some similar soils affected by groundwater (Category 541r).
2. Reddish Till – Slowly permeable seasonally waterlogged reddish silty soils. Some coarse loamy soils and clayey soils associated with fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging (Category 711m).
3. River Alluvium – Stoneless clayey soils, in places calcareous, variably affected by groundwater. Flat land. Risk of flooding (Category 813b).

3 QUALITATIVE ASSESSMENT OF QUARRY SITE

3.1 Hydrogeological Characterisation

The local hydrogeological system comprises two components:

- An upper, discontinuous perched system formed from low permeability till, and local storage in shallow superficial deposits.
- A deeper, regional system with water occurring in fractures in the igneous rock and in the Mercia Mudstone strata.

The upper, perched system gives rise to flows that feed watercourses which incise and flow downslope over till deposits and low permeability mudstones giving rise to the deposition of alluvium deposits.

Groundwater associated with the igneous intrusion will occur in discrete fractures and in interconnected fracture zones, the latter likely to be related to the faulting. The low permeability of the bulk rock mass allows very limited transmission of groundwater and this is shown by the consistent lack of observed seepage from the walls of the quarry void.

Groundwater flow in the Mercia Mudstone occurs in the fine sandstone, siltstone and mudstone horizons, either along bedding planes or in discrete fractures.

Groundwater flow in the bulk of the igneous intrusion and the Mercia Mudstones is slow and of small volume. Flow where there are significant fractures is larger and more rapid, but still low compared to flows in the perched water system circumventing the site.

According to data supplied by the British Geological Survey there is a high groundwater flooding susceptibility associated with the perched water system particularly in alluvial floodplains.

There has not been any significant groundwater inflow into the quarry void since operations began.

There are no springs located in the vicinity of the quarry.

3.2 Hydrological Characterisation

The quarry site is approximately 101.4ha. Figures 1 and 2 show the main areas across the site distinguished by hydrological catchment divides, together with the direction of overland runoff and drainage directions. The areas illustrated in Figures 1 and 2 form the basis of the quantitative assessment of runoff from the site and are presented in Table 1 below.

Table 1 Areas for types of land use in accommodation area.

	Description	Area (m ²)
Area A	Offices and gardens	20,000
Area B	Quarry Void	480,000
Area C	Landscaped, Vegetated Overburden Hillslope	179,000
Area D	Main Production Area and Landscaped, Vegetated Overburden Hillslope	232,000
Area E	Hard Standing and Road Access	103,000
TOTAL		1,014,000

The quarry site comprises the main production area that is predominantly hard standing (28%), the benched quarry void (47%), a landscaped and vegetated elongated hillslope produced from overburden stripping (23%) and offices consisting of hardstanding areas and gardens (2%).

The topographic gradients across the site are relatively low with the quarry void being benched and the main production area having gradients ranging from 0 to 1°. The landscaped hillslopes have gradients of up to 11°.

The River Soar transects the quarry site to the south of the main production area (Figure 2) running west to east. The main production area is elevated in relation to the River Soar's "normal" stage level. The main production area is approximately 3 – 4m above the stage level of the River Soar.

The Broughton Astley Brook generally running south to north across flat, low lying ground enters into the River Soar down-gradient and to the south-west of the site.

The River Soar is also joined downgradient and to the east of the site by Thurlaston Brook. Thurlaston Brook enters the River Soar from the north and runs adjacent to the elevated, landscaped hillslope on the western boundary of the site.

3.3 Quarry Drainage and Water Management

The existing quarry water management strategy is based on the capture of all runoff from the quarry void and main production area that either flows naturally or is pumped to a series of settlement lagoons.

Area A is an Aggregate Industries office area consisting of historic buildings associated with Croft Village. Runoff from this area enters into an engineered drainage network associated with the road drainage network before entering into the River Soar.

Area B consists of the quarry void providing the largest capture (~47% of the current operational area) of runoff. This runoff cannot escape the void and collects in the base of the void marked as V on Figure 2. This water is pumped to settlement lagoons marked as L on Figure 2.

Area C is the landscaped and vegetated overburden hillslope located on the western site boundary. Runoff from this area either infiltrates to ground; flows overland towards Thurlaston Brook or flows overland towards the River Soar.

Area D is the main production area and also comprises a portion of the landscaped overburden. The main production area is predominantly engineered hardstanding ground. Runoff from this area is captured by engineered drains that direct flows to the settlement lagoons.

All water that enters into the settlement lagoon is recycled for use in the production area for uses such as wheel washing, stone washing down and concrete production. No water from this area is discharged to the River Soar. Therefore, the settlement lagoons also act as storm attenuation areas for large storm events.

Area E consists of hardstanding areas principally for storage of products and also includes the road access into the quarry. Runoff from this area is either captured by engineered drains or flows overland into the River Soar. Runoff from the quarry access road flows overland or via a drainage ditch into the Broughton Astley Brook.

3.4 Sediment Mobilisation

The majority of the site has no exposed soils and as such, there will be a very low risk of soils being mobilised. However, in places, the landscaped overburden hillslope has some exposed soils on the slopes that are inward facing to the quarry. These slopes have been seeded or are in the process of being seeded. Measures have been taken

to intercept and contain soils that could be mobilised from rainfall events on this hillslope and if sediment mobilisation occurs it will be contained within the site boundary. Once vegetation is established, there will be a very low risk of soils being mobilised.

There are no exposed soils on the outward facing hillslopes that could lead to sediment mobilisation entering into the local watercourses.

Sediment runoff that may be generated from the processing of quarried rock is contained within the site by directing runoff to the settlement lagoon area.

4 FLOOD ZONES

Figure 3 shows the Environment Agency (EA) Flood Zones and flow paths associated with the watercourses in the vicinity of Croft Quarry. Included in Figure 3 are two areas within the Croft Quarry boundary associated with the quarry void and the lagoon area (labelled X and Y) that have not been designated as flood zones by the EA. However, these two areas are topographic low points and would be inundated during a 1 in 100 year storm event.

Quarrying within the void is and will continue to be undertaken in a way that will provide a sump area for storm waters at the lowest point of the quarry whilst the low point at the lagoon area will accommodate storm flows. A dry access route will be available at all times from the quarry void and the lagoon area and no dry islands within the quarry operations will be created.

The River Soar, Thurlaston Brook and the Broughton Astley Brook all have EA flood zones. The principal flood risk for the quarry site is the River Soar and the Broughton Astley Brook.

During the 1 in 100 year event, the River Soar is in flood prior to Croft village. The flooding is then funnelled and contained within a deep channel as it traverses through the Croft Quarry site. This channel is not sufficient to contain the 1 in 1000 year event and will break out of the channel to the south of the River Soar into Area E. A flood spot level provided by the EA for Area E is shown on Figure 3.

The quarry access road traverses the EA floodzone associated with the Broughton Astley Brook. The access road has been raised to avoid flooding and is above the flood level for the 1 in 100 year event. However, the access road will be inundated by the 1 in 1000 year event.

Under guidelines laid out in PPS25, the quarry development has been classified (in Table D.2 in PPS25) as "less vulnerable" and is considered appropriate (in Table D.3 in PPS25) for Flood Zone 3a (the 1 in 100 year event) but not appropriate for Flood Zone 3b (the 1 in 20year event functional floodplain). All of the quarry site is located either in EA Flood Zone 1, 2 or 3a and as such is considered appropriate.

Table D.3 of PPS25 indicates that the Exception Test is not relevant to this site.

The quarry site located at Croft will remain operational and safe during the 1 in 100 year flood; will not provide further impedence to flood water flows and will not increase the flood risk elsewhere.

5 QUANTITATIVE DATA ANALYSIS

5.1 Approach

The approach detailed in DEFRA/Environment Agency document "Preliminary rainfall runoff management for developments. R&D Technical Report W5-074/A/TR/1 Revision C, re-published June 2007", has been undertaken for this investigation comprising the following elements:

- Determination of the greenfield runoff (GFR) for the 1, 30 and 100 year period events
- Calculation of the attenuation storage volumes for the 1 in 100 year (+20%) event
- Calculation of the long term storage volumes for the 1 in 100 year (+20%) event

The analysis method used in this study is the same as that used elsewhere by Envireau Water as a standard approach to assess developments, which has been reviewed and accepted by the Environment Agency.

The methodology also incorporates a percentage increase to the 1 in 100 year storm event to accommodate climate change.

5.2 Greenfield Runoff

The GFR has been determined and is summarised in Table 2. This provides a peak Greenfield runoff rate for the 1 in 100 year storm of 6.15l/s/ha.

Table 2 GFR for loH124 methodology.

Greenfield Runoff (GFR)		Peak rate (l/s/ha)
Initial design (loH124)	Q1yr	1.6
	Q30yr	1.8
	Q100yr	6.15

5.3 Long Term Storage Volumes

The long term storage volumes have been calculated for Areas D and E. The effective impermeable areas for the quarry area is the main production and storage area that represents an impermeable cover of 27.7ha with a PIMP (Percentage IMPervious area) value of 84%

The long term storage volume provides the storage that is required to account for additional runoff caused by developed areas in comparison to the volume generated in a "greenfield" scenario. This volume must be allowed to infiltrate or be kept in storage with the ability to be discharged at a rate of less than 2 l/s/ha. In the context of Croft Quarry, this has been taken to be the volume of water running off Areas D and E in a design storm. Table 3 summarises the results.

Table 3 Long Term Storage Volumes

Long Term Storage Volume	
1 in 100yr 6hr +20%	7859 m ³
1 in 100yr 6hr +20%	238 m ³ /ha

The combination of results demonstrates that extra volumes of runoff can occur from the production area in excess of the "greenfield" scenario and that in line with EA policy that this runoff should be catered for.

5.4 Existing Water Storage

The settlement lagoons located at the quarry site have a freeboard storage accommodation of 5000m³. In a 1 in 100 year +20% event, flooding would also occur on low lying land adjacent to the settlement areas as outlined in Figure 2. This area has the capacity to hold a further 5000m³. Therefore, the total combined storage available for the storm event is 10,000m³ which is in excess of the storage requirement calculated above.

6 OTHER POTENTIAL SOURCES OF FLOODING

6.1 Flooding from the sea

Not applicable.

6.2 Flooding from groundwater

In the event of flooding, groundwater flooding will be that associated with the River Soar floodplain. There is a high likelihood that groundwater will be raised sufficient to induce flooding of the floodplain area, however these will not impact on the Croft Quarry site.

6.3 Sewers and road drainage

The nearest sewer network and road drainage outside of the quarry boundary is that associated with the village of Croft.

The village of Croft is located in EA Flood Zone 1 and any flooding of the road or sewage systems will not, by nature of their development, flow into the Croft Quarry production area.

6.4 Reservoirs and canals

There are no reservoirs and canals up gradient of Croft Quarry.

7 ENVIRONMENT AGENCY CONSENTS

There is no requirement for a land drainage or flood defence consent.

8 DRY ACCESS ROUTES

Based on the location of the site and the elevated access road, a site dry access route during the 1 in 100 year event will always be available. There is also an unused exit point

at Hill Street in Croft village that is located within Flood Zone 1 and could be used for events such as the 1 in 1000 year event that would flood the access road.

There will be a dry access route from the quarry void at all times.

9 DRY ISLANDS

In the event of flooding, no dry islands will be produced and no emergency flood ingresses/egresses are required.

10 PLANNING CONDITIONS 43 TO 46

The planning permission for Croft Quarry contained conditions relating to the water management and flood risk issues at the site. These conditions were:

- Condition 43 relating to the construction of the landscaped overburden hill on the western boundary of the quarry and the provision of extra hydraulic conveyance and provision of additional flood plain storage.
- Condition 44 relating to the construction of crossings of the Broughton Astley Brook and the River Soar for the main entrance road into the quarry and the inclusion of compensatory flood storage
- Condition 45 relating to water retention areas during the construction of the landscaped overburden hill and their location in relation to the River Soar and Thurlaston Brook.
- Condition 46 relating to the water discharges from the site.

In accordance with these conditions, consultation with the National Rivers Authority (NRA) was undertaken before works were started. Plans were approved by the NRA and were subsequently carried out.

The provision of extra hydraulic conveyance and additional flood plain storage required in Conditions 43 and 44 are in position and working to good effect.

The water areas relating to Condition 45 were carried out and are subsequently surplus to requirements now that vegetation has been established on the outward facing slopes of the landscaped overburden.

The disposal method for water discharges from the site were agreed and approved by the NRA.

11 CONCLUSIONS

This assessment has demonstrated that Croft Quarry does not have a detrimental impact on drainage and flooding and that storm storage is provided within the quarry boundary.

Based on DEFRA/Environment Agency document "Preliminary rainfall runoff management for developments. R&D Technical Report W5-074/A/TR/1 Revision C, for Long Term Storage calculations, the required additional storage requirement for Areas D and E is 7859m³. This storage requirement is accommodated for within the Croft Quarry boundary.

Under guidelines laid out in PPS25, Croft Quarry has been classified (in Table D.2 of PPS25) as "less vulnerable" and the development is considered appropriate (in Table D.3 in PPS25) for Flood Zone 1, 2 and 3a.

With the current water management systems at the site, the quarry site will remain operational and safe during times of flood; will result in no net loss of floodplain storage; will not impede water flows and will not increase the flood risk elsewhere.

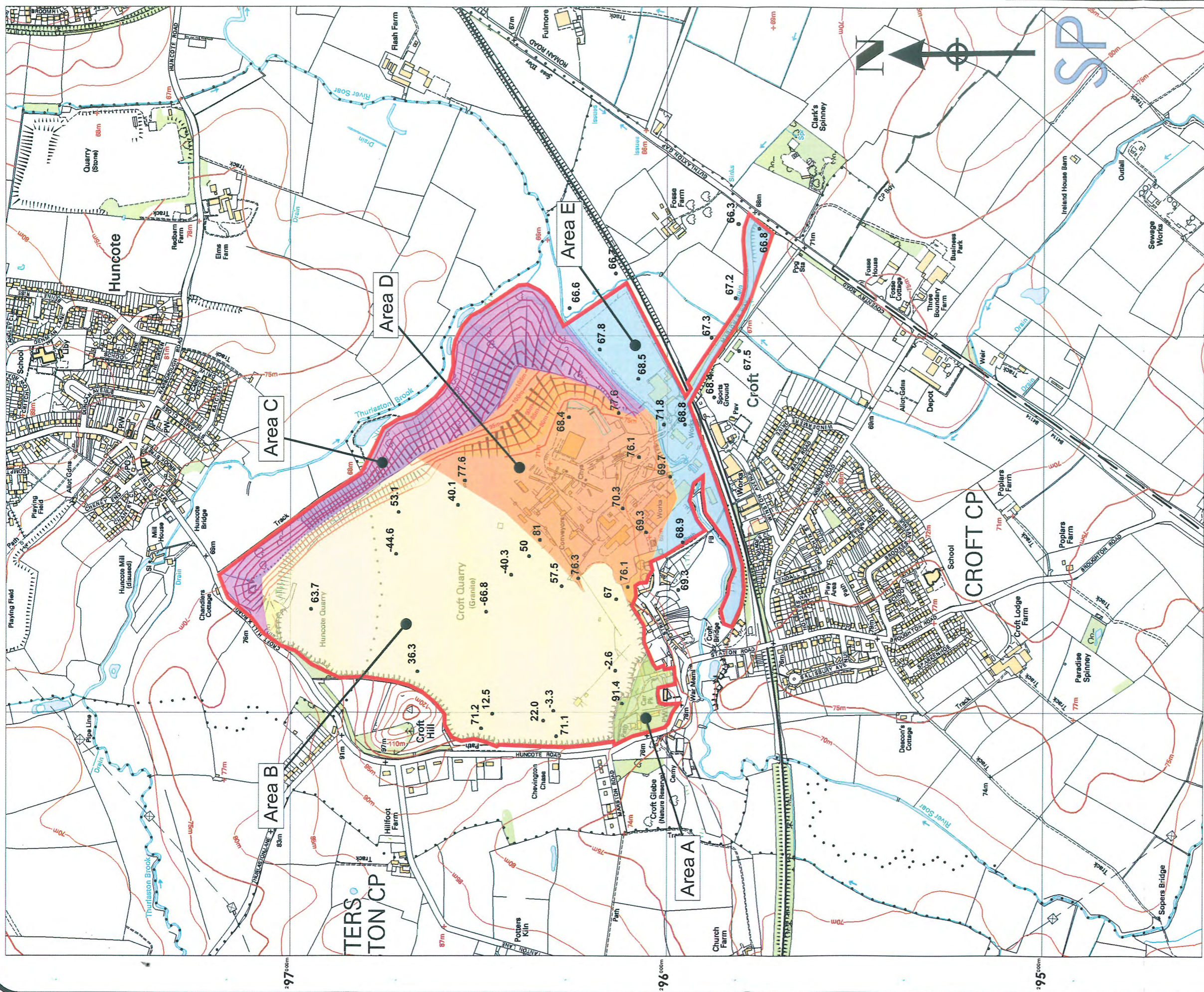
Conditions 43 to 46 of the planning permission that is the subject of this review application have been complied with.

Lee Clarke MSc FGS
Senior Hydrologist

James Dodds MSc CGeol FGS
Director, Water Management Specialist

References

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5. Environment Agency. 2007. FRA Guidance Note 1: Development greater than 1 hectare in Flood Zone 1.
6. Flood Estimation Handbook (FEH) CD-ROM 1999 (version 1), CEH Institute of Hydrology.



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Scale 1 : 10000 @ A3

- LEGEND**
-  Croft Quarry Boundary
 -  Quarry Area A [Offices]
 -  Quarry Area B [Quarry Void]
 -  Quarry Area C [Landscaping]
 -  Quarry Area D [Production Area]
 -  Quarry Area E [Storage and Access Road]
 -  Topographic Contours (in mAOD)
 -  AI Spot Heights (in mAOD)

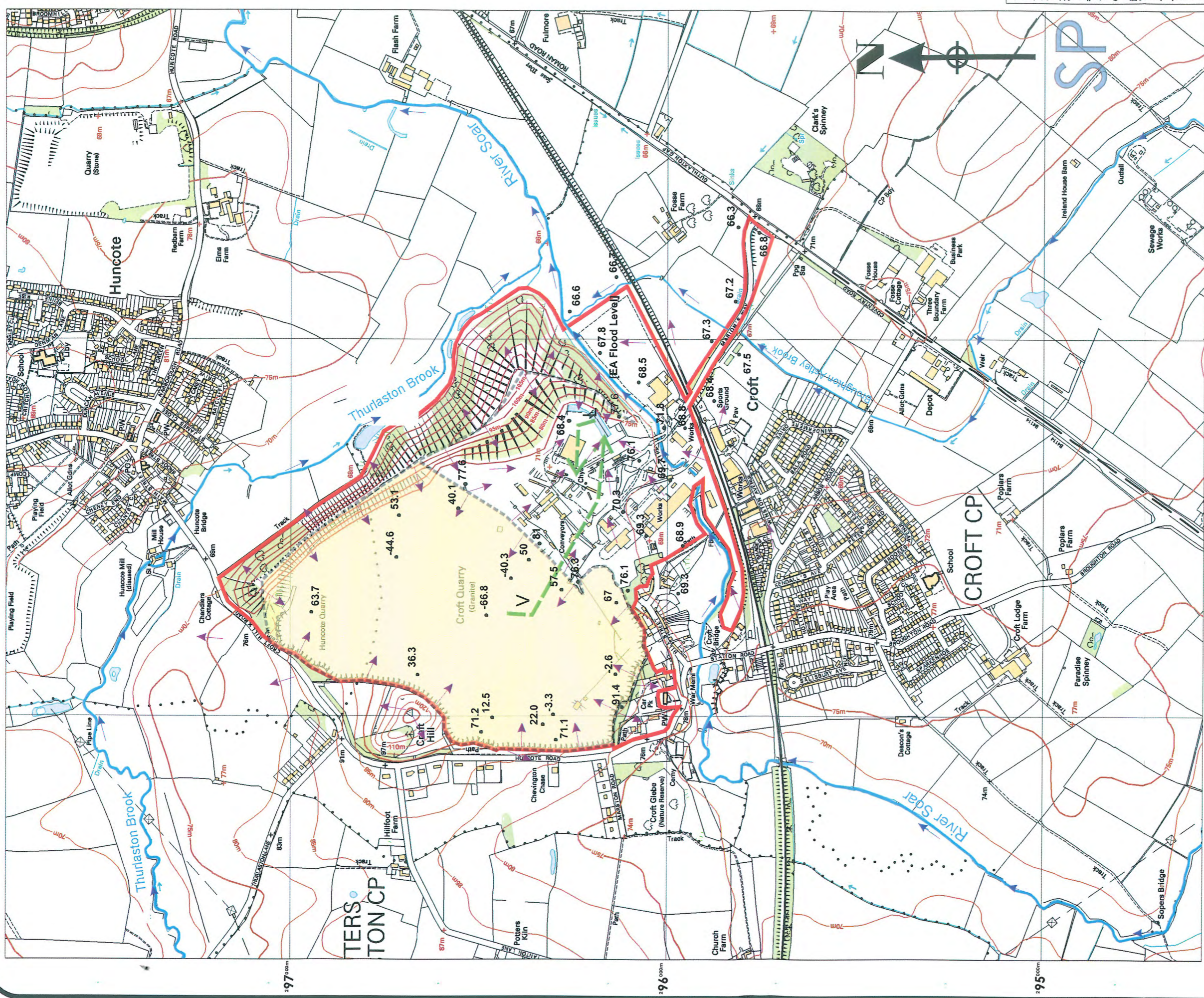
Ref: P:/AI Croft (6172).AI
 Croft FRA Fig 1.cdr
 Date: 05/05/2010

Aggregate Industries - Croft Quarry FRA

Figure 1

Quarry Location and Working Areas





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Scale 1 : 10000 @ A3

LEGEND

- Croft Quarry Boundary
- Watercourse Flow Direction
- Topographic Contours (in mAOD)
- Croft Quarry Catchment Divides
- Pumped Water Transfer
- Local Watercourses
- AI Spot Heights (in mAOD)
- Croft Quarry Void
- Croft Quarry Drainage and Runoff Pathways

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 Croft FRA Fig 2.cdr
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Aggregate Industries - Croft Quarry FRA

Figure 2

Watercourses and Quarry Drainage





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Scale 1 : 10000 @ A3

- LEGEND**
- ▬ Croft Quarry Boundary
 - ▬ Environment Agency Flood Zone 3 [1 in 100yr Event]
 - ▬ Environment Agency Flood Zone 2 [1 in 1000yr Event]
 - ▬ Environment Agency Flood Zone 1 [1 in 1000yr Event]
 - ▬ 1 in 100 Year Flow/Runoff Direction
 - ▬ Topographic Contours (in mAOD)
 - 78.6 AI Spot Heights (in mAOD)
 - ▭ Croft Quarry Void

Ref: P:/AI Croft (6172).AI
 Croft FRA Fig 3.cdr
 Date: 05/05/2010

Aggregate Industries - Croft Quarry FRA
 Flood Risk Zones and Runoff/Flow Directions



Figure 3



Appendix WRP5
Croft Quarry WRP
Recovery Approval



Mark Griffiths
Dylan Thomas
Sirius Environmental

Our ref: EPR/EB3708GW/V003
Your ref: AI1000/11.R2

Date: 18/04/2024

c/o Aggregate Industries Limited

Dear Mark & Dylan

Environmental Permitting – Recovery vs Disposal assessment of a waste recovery plan

Application reference: EPR/EB3708GW/V003

Applicant name: Aggregate Industries Limited

Site name and address: Croft Quarry, Marion's Way, Croft, Leicestershire, LE9 3GP

You have submitted information to us that includes your assessment that the activity you wish to undertake at your site amounts to a recovery operation.

We have now considered your submission and we would like to advise you that:

We agree with your assessment that your activity is a recovery operation. This advice is based on the information you have provided to support that the waste is being used as a substitute for non-waste material plus details in relation to waste types and quantity and the purpose and nature of the proposal. If you change any of this information between now and when you submit an application, this advice may no longer apply.

Please note that the advice contained in this letter is not in itself a permitting decision or an indication that a permit will be granted or permit variation issued following submission of an application. Further assessment will take place during the permit determination stage and pre-application advice should be sought as required before preparing an application. See appendix for more information.

The following documents are considered to form the approved waste recovery plan:

Title	Reference (where applicable)	Date
Waste Recovery Plan	AI1000/11/R2	18/04/2024

If you choose to proceed with an application for a recovery permit, or disposal permit, you should seek pre-application advice before preparing an application. See appendix for more information.

If you have any questions regarding our advice above please contact me on the details below.

Yours sincerely

Dan Makeham
Senior Permitting Officer – Waste Deposit Team
National Permitting Service

Tel: 07825 696891

Email: daniel.makeham@environment-agency.gov.uk

Appendix

Recovery vs Disposal advice

The Recovery vs Disposal (RvD) assessment of a waste recovery plan enables us to advise an applicant regarding whether or not we agree in principle that a proposed waste activity is a recovery operation to inform what type of permit would be required (recovery or disposal).

This assessment is discrete from the pre-application advice that would be provided to support the preparation of a permit application (see below) attracting a separate charge.

Our decision to grant a recovery permit or to issue a variation is subject to further assessment carried out during the permit determination stage. In the case of bespoke permit applications, this includes site-specific risk assessment based on the location of the site and technical requirements of the scheme.

For example:

- RvD assessment considers what waste types *may* be suitable, not what waste types *will* be deemed suitable following technical assessment of a permit application which would take into account the sensitivity of the site location and the proposed appropriate measures to be carried out. This is particularly relevant where non-inert wastes are to be deposited.
- RvD assessment considers whether it has been demonstrated that the scheme will be designed and constructed to be fit for purpose. Further technical assessment of the design and the construction methods and/or quality standards to be met may be carried out during permit determination.

If the permit that you are intending to apply for includes the application of waste to improve / enhance or maintain soil quality (landspreading), you must make this clear in your permit application and provide a benefit statement with your application that shows that the specific use of the waste is suitable and will provide no more soils and/or nutrients than the plants need. This is separate to the RvD assessment of the waste recovery plan.

If you plan to mix or blend waste or manufacture a soil substitute under the permit this should be made clear in the permit application as it is a separate activity that will need to be assessed during permit determination.

Pre-application advice on a recovery permit application

Prior to preparing and submitting an application for a recovery permit, you should review our deposit for recovery guidance (<https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits>) and consider seeking pre-application advice (<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>).

You should use the paid for enhanced pre-application advice service to discuss your proposal if any of the following apply:

- your site is in a sensitive location (<https://www.gov.uk/guidance/landfill-operators-environmental-permits/plan-the-environmental-setting-of-your-site#sensitive-locations>)
- you are depositing waste on top of a landfill
- you are depositing waste into water
- hazardous waste is to be deposited as part of the scheme
- additional activities (such as landspreading or soil treatment) are intended to be included in the permit

Changes to your waste recovery plan

Before making changes to your proposal you should review our waste recovery plan guidance (<https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>).



Appendix WRP6
Restoration Scheme
Planning Approval

Planning permission

Name and address of applicant
Aggregate Industries UK Limited
Bardon Hill
Coalville
Leicestershire

Name and address of agent (if any)
Heatons
9 The Square
Keyworth
Nottingham

Part I - Particulars of application

Date of application	Application no.
17 th May 2019	2019/0657/01 (2019/CM/0125/LCC)

Particulars of development:

PROPOSED LATERAL EXTENSION TO THE MINERAL EXTRACTION AREA WITHIN CROFT QUARRY, RETENTION OF ACCESS AND ANCILLARY DEVELOPMENT AND RECLAMATION VIA THE IMPORTATION OF RESTORATION MATERIAL.

Location of development:

CROFT QUARRY, COVENTRY ROAD, CROFT, LE9 3GP.

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990 the **Leicestershire County Council** grants planning permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions

Scope of Permission

1. This permission shall only relate to the extraction and processing of mineral within Croft Quarry, to the use of the overlying overburden as restoration infill material, the importation of inert waste and partial infilling of the quarry void, within the land edged red on Drawing number C14_LAN_030 dated May 2019.

Reason: For the avoidance of doubt.

2. The winning and working of minerals shall only take place within the previously permitted (current) extraction limit and the new extraction area as defined by a dashed red line on the drawing number C14_LAN_036 dated March 2019.

Reason: For the avoidance of doubt and to ensure that mineral extraction is confined to the permitted areas.

Adherence to approved details

3. Unless otherwise required by the conditions attached to this permission the development shall be carried out in accordance with the following details:
 - (a) Drawing No. C14_LAN_030 titled 'Location Plan' (May 2019);
 - (b) Drawing No. 002 titled 'Conceptual Building Elevations: Compound/Mess Room/Storage Shed' (January 2019);

- (c) Drawing No C14_LAN_036 titled 'Development Stages; Plan 1' (March 2019);
- (d) Drawing No. C14_LAN_037 Rev B Feb 20 titled 'Development Stages; Plan 2' Rev B (February 2020)
- (e) Drawing No. C14_LAN_038 Rev B Feb 20 titled 'Development Stages; Plan 3' (February 2020);
- (f) Drawing No. 003 titled 'Conceptual Building Elevations: Offices' (January 2019);
- (g) Drawing No. 001 titled 'Conceptual Building Elevations: Rail Handling Shed' (January 2019);
- (h) Drawing No. ALM008-BNR-DRG-TRK-0001 Rev PO1.3 titled 'Croft Quarry Siding Perment Way General Arrangement Longitudinal Section' (January 2019);
- (i) Drawing No. WEBWEIGHBRIDGE CABIN02 titled 'Weighbridge Cabin' (January 2011);
- (j) Hydrology and Hydrogeology Report
- (k) Flood Risk Assessment
- (l) Restoration Details and 10 Year Aftercare Scheme June 2020 (Rev C)
- (m) Drawing No. C14_LAN_035 Rev F July 20 titled 'Restoration Plan' (July 2020); Drawing No. C14_LAN_039 Rev C Jun 20 titled 'Restoration Sections' (June 2020);
- (n) Drawing No. C14_LAN_042 titled 'River Soar Corridor' (April 2019);
- (o) Croft Restoration Strategy Rev C July 2020;
- (p) Drawing No. CG1345/1 Rev A titled 'Elevations for New Cast Concrete Building' (February 2020);
- (q) Drawing No. D36/GA3 titled 'Blockwork Extension – Elevations' (February 2020);
- (r) Drawing No. CR-18-02 Sheet 1 titled Proposed Revised Batching Plan Croft Block Factory' (February 2020);
- (s) Drawing No. CR-18-02 Sheet 2 titled 'Proposed new mixing plant for re located egg layer plant Croft Block Factory' (February 2020);
- (t) Drawing No. CR-18-03 Sheet 1 titled 'Proposed new mixing plan for re located egg layer plant Croft Block Factory' (February 2020); Drawing No. Quote 1151 Sheet 1 of 1 titled 'Plant Layout Drawing' (May 2019);
- (u) Drawing No. M13.211.D.002 titled 'Indicative Elevations A-B' (Feb 2020);
- (v) Technical Specifications GIPOBAC B 1490 FDR
- (w) Drawing No SW-1012 titled 'C44 Sales Drawing'; Drawing No. NS-1248 titled 'R230';
- (x) Drawing No. C14_LAN_040 titled 'perational Section EF & Indicative Section' (November 2019);
- (y) Environmental Scheme (February 2020)
- (z) Drawing No. 23BX1-JGLB-ME12-0000000-0001 titled 'Sense – 1400mm floor mounted conv arrg' (February 2018);
- (aa) Plan no.1 – plan of HGV routes.

Reason: For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner.

Commencement

4. The development hereby permitted shall be implemented in accordance with the following details:

- (a) The winning and working of minerals, the processing and despatch of stone and all associated activities at the existing quarry from the date of this permission;
- (b) The manufacture, storage and despatch of products at the concrete products factory from the date of this permission;
- (c) The stripping of soils and overburden from the new extraction area and all other works detailed on the drawing numbered C14_LAN_036 and dated March 2019 within 3 years

- from the date of this permission;
- (d) The winning and working of minerals from the new extraction area within 5 years from the date of this permission (with the exception of the removal of rock head deposits during overburden removal).

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Notification of Commencement

5. Written notification of the commencement of:

- (a) The stripping of soils and overburden from the new extraction area;
- (b) The winning and working of minerals from the new extraction area;
- (c) The importation of inert waste either by HGV or rail for the purposes of reclamation;

shall be provided to the County Planning Authority within seven days from the date of such commencement.

Reason: To enable the development to be monitored to ensure compliance with this permission.

Duration

6. This permission shall be for a limited period expiring 22 years from the date of commencement as specified under Condition 5 (a), by which time the development hereby permitted shall have ceased and all buildings and structures removed and the land fully reinstated in accordance with the restoration details approved pursuant to condition 50.

Reason: For clarity and to ensure the completion and restoration of the site within the approved timescale.

Traffic, Transportation and Access

7. The junction with Marion's Way and B4114 Coventry Road shall maintain visibility splays of 9 x 295 metres at all times.

Reason: To provide safe access, in the interests of highway safety and of the amenities of the area and to comply with policy DM9 of the LMWLP.

8. Any security gates shall be set back a minimum of 50 metres from the highway boundary with B4114 Coventry Road.

Reason: To provide safe access, in the interests of highway safety and of the amenities of the area and to comply with policy DM9 of the LMWLP.

9. The access road known as Marion's Way shall be the sole means of vehicular access to site.

Reason: To provide safe access, in the interests of highway safety and of the amenities of the area and to comply with policy DM9 of the LMWLP.

10. No development including demolition or clearance works shall commence on the site until

such time as a construction traffic management plan, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and to comply with policy DM9 of the LMWLP.

11. No HGVs shall leave the site without first passing through a wheel cleaning system to ensure that no deleterious material is deposited on the public highway. For the avoidance of doubt this provision applies to all HGVs, irrespective of their purpose or reason for being on site. Details of the wheel wash system including its specification, location, manner of operation and discharge point of waste water shall be submitted to and approved in writing by the County Planning Authority prior to any soil stripping within the new extraction area commencing (as defined by condition 5 (a)). In the event that any material is deposited on the public highway it shall be immediately removed.

Reason: To ensure that deleterious material is not carried onto the public highway in the interests of highway safety and local amenity and to comply with policy DM9 of the LMWLP.

12. No stripping of soils within the new extraction area shall take place until parking provision, turning areas and associated internal road layout is in place, in accordance with a scheme which has been submitted to, and approved in writing by the County Planning Authority.

Reason: In the general interests of highway safety and to ensure that adequate off-street parking facilities are available within the curtilage of the development and to comply with policy DM9 of the LMWLP.

13. All HGVs shall be securely sheeted or otherwise covered to prevent spillage of material onto the public highway.

Reason: To ensure that deleterious material is not carried onto the public highway in the interests of highway safety and local amenity and to comply with policy DM9 of the LMWLP.

Public Rights of Way

14. Within 24 months from the date of commencement of development (as defined under Condition 5 part (a)) the improvements to the existing Public Rights of Way and existing permissive routes shall be completed, as detailed within the approved document 'Rights of Way Improvement Plan Croft Quarry' dated 6 September 2019 and the approved document titled 'Croft PRow Strategy'.

Reason: In the interests of amenity, safety and security of users of the Public Right(s) of Way in accordance with Paragraph 98 of the National Planning Policy Framework 2019.

Ecology and Nature Conservation

15. The River Soar and mature willows, Croft Quarry LWS shall be managed during the operational period of the quarry (as defined by condition 5 (a)) in accordance with the approved documents:

- Croft Quarry Ecological Appraisal February 2019;
- The drawing titled 'River Soar Corridor' and dated April 2019.

Reason: In order to ensure, as far as possible, that the development is not detrimental to the Local Wildlife Site and to comply with policies DM7 and DM12 of the LMWLP.

Landscape Management

16. All landscape management at the site shall be carried out in accordance with the details provided in the report SLR Ref 412.00275.00163 dated October 2013 and the comments of Leicestershire County Council's Landscape Architect dated 12 November 2013. Following any proposed amendments to the scheme, an updated version of the scheme shall be submitted to the County Planning Authority for further approval in writing. The landscape management scheme as further approved shall thereafter be implemented in full.

Reason: In the interests of the landscape and visual amenities of the area and to comply with policies DM7 and DM12 of the LMWLP.

Geology

17. All geological conservation work shall be carried out in accordance with the approved document titled 'Report on Croft and Huncote Quarry SSSI: geological features of interest' for the duration of the development.

Reason: To minimise the effects on geological conservation interests and provide access to the key geodiversity features and to comply with policies DM7 and DM12 of the LMWLP.

18. Following the commencement of the importation of inert waste as defined under Condition 5 (a); every five years, a progress report shall be submitted to the County Planning Authority detailing the works to record and preserve the features of geological interest at Croft Quarry SSSI which have been undertaken in accordance with approved document titled 'Report on Croft and Huncote Quarry SSSI: geological features of interest'.

Reason: To minimise the effects on geological conservation interests and ensure details to be lost are accurately recorded and preserved where possible, in the interests of geodiversity. To monitor and ensure mitigation and compensation measures are undertaken in accordance with the approved documents and to comply with policies DM7 and DM12 of the LMWLP.

Working and Phasing Details

19. The progress of mineral extraction, waste importation, infilling, site restoration and all other ancillary operations shall be the subject of regular formal reviews. Each review shall be prepared by the operator in the form of a five-year operational programme, shall be set out in a written statement and accompanied by appropriate plans, specifications and technical data. It shall include information relating to:

- (a) Demolition and erection of plant, offices and other buildings onsite as permitted;
- (b) Location, timescale and phasing of the removal of overburden;
- (c) Removal of raw material;
- (d) Importation of inert material for restoration purposes;
- (e) Carrying out of habitat management;
- (f) Carrying out of improvements to public rights of way and permissive routes;

(g) Location, timescale and phasing of restoration works.

The first five-year operational programme shall be submitted for the written approval of the County Planning Authority within 6 months from date of the written notification of commencement to be provided under Condition 5 (a) and thereafter any subsequent reviews shall be undertaken and submitted for the written approval of the County Planning Authority at intervals of not more than five years. In the event of the operator being unable to comply with any approved five-year programme, the restoration of the site shall be adjusted and subsequently carried out in accordance with a revised restoration scheme (including revised timescales) which shall be submitted to, and approved in writing by, the County Planning Authority.

Reason: To enable the development to be monitored to ensure compliance with this permission.

20. Any stockpiles of roadstone, aggregates or other materials within the permission area shall only be located within the areas as indicated on Drawing no. C14_LAN_037, Rev B Feb 20 dated March 2019 and Drawing no C14_LAN_041, Rev A Jan 20 dated Jan 2020. Materials stored within the areas hatched shall be in accordance with the maximum stockpile heights provided on Drawing no C14_LAN_041, Rev A Jan 20 dated Jan 2020.

Reason: For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner in the interests of the amenities of the area.

Restriction of Development Rights

21. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order revoking and re-enacting that Order, with or without modification, no development falling within Part 17, Classes A and B of Schedule 2, comprising:

- Fixed plant or machinery, building, structures and erections, or private ways, sewers, mains, pipes, cables or other similar apparatus,

shall be erected, extended, installed, or replaced within the site without the prior written approval of the County Planning Authority following the submission of relevant details and plans.

Reason: There is an exceptional need here to secure control over additional plant and machinery, in the interests of the amenity of the area and bearing in mind the degree of discretion otherwise allowed by the Order.

Hours of Operation

22. The hours of operations within the site shall be as follows:

- (a) No operations involving or connected with the extraction, internal movement and dispatch of stone, receipt of delivered materials (other than by rail) and the operation of primary crushing, secondary crushing and tertiary crushing plant or aggregate stocking areas shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays. There shall be no such operations on any Sunday or any Public or Bank Holiday.

- (b) No operations associated with the ready mixed concrete plant shall be carried out except between the hours of 0600 and 2200 Mondays to Saturdays. There shall be no such operations on any Sunday or any Public or Bank Holiday.
- (c) The manufacture of concrete products may be carried out at any time. No loading and transport of finished concrete products shall be carried out except between the hours of 0600 and 2200 Mondays to Fridays and 0600 and 1200 on Saturdays. No loading or transport of any finished concrete products shall take place on any Sunday or any Public or Bank Holiday.
- (d) The recycling of inert waste materials shall only be undertaken between 0700-1900 hours Mondays to Saturdays. No operations associated with the recycling operations shall be undertaken on Sundays or statutory Public and Bank Holidays.
- (e) The unloading, loading, movement and servicing of trains may be carried out at any time.
- (f) Essential maintenance, water pumping and repair work may be carried out at any time provided that between 2200 and 0600 hours Mondays to Saturdays and at any time on Sundays or any Public or Bank Holiday such work is carried out in such manner as to ensure that it does not give rise to a significant adverse impact at any nearby residential property.

Reason: To protect the amenities of local residents and in the interests of the local environment and to comply with policy DM2 of the LMWLP.

Environmental Scheme

23. Prior to commencement, an updated Environmental Scheme shall be submitted for approval in writing by the County Planning Authority. The updated scheme shall, in addition to its approved provisions, include;

- (a) provisions for sharing the results of ground vibration monitoring and regression analysis with Network Rail;
- (b) measures to ensure that peak vibration limits at railway property are within the threshold tolerances set for residential properties;
- (c) details confirming the measures for covering the conveyor and rail transport and unloading;
- (d) Measures for ensuring that all fixed plant and machinery, including loading bays and hoppers, are designed to prevent emissions of dust;

Thereafter works on site shall be undertaken in accordance with the approved scheme.

The Environmental Scheme shall be reviewed and updated where required every five years, beginning on the date defined by condition 5 (a), to ensure its relevance, applicability to the site, to reflect best practice and to take account of any altered circumstances that may have occurred in the intervening period(s).

Reason: To protect the amenities of local residents and to comply with policy DM2 of the LMWLP.

Dust

24. In order to control dust from internal traffic movements, as necessary, all haul roads within the site shall be kept damp, and all hard surfaced areas including Marion's Way shall be subject to regular sweeping and all spillages shall be removed without delay.

Reason: To minimise the adverse impact of dust generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.

25. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of dust from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to significant adverse impacts at nearby residential properties. Any stockpiles of materials capable of generating windborne dust shall be either physically contained or sufficiently dampened with water to ensure an adequate surface crust to prevent such an occurrence.

Reason: To minimise the adverse impact of dust generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.

26. If during adverse weather conditions (e.g. strong winds combined with dry weather), significant adverse impacts by way of dust are, following consultation between the County Planning Authority, the Blaby District Council Environmental Services Manager and the operator, being caused to nearby residential properties as a result of any operations, activities or use of land within the site; then that operation, activity or use shall be temporarily suspended or amended until such time as the operations can be resumed without causing such significant adverse impacts, either by a change in working, weather conditions or by taking other additional dust suppression measures.

Reason: To minimise the adverse impact of dust generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.

Noise

27. Prior to commencement of development, as defined by condition 5 (a), the acoustic fencing/wall shall be installed in accordance with the approved document titled, 'JCW Reflective Sound Screen' and the approved Drawing numbered C14_LAN_041 Rev A Jan 20 and dated Jan 2020.

Reason: To ensure a satisfactory development in the interests of noise reduction and local amenity and to comply with policy DM2 of the LMWLP.

28. Measures shall be taken to ensure that the operations carried out on the site do not give rise to significant adverse impacts in the locality. Such measures shall include:

- (a) the effective silencing and maintenance of all engines, exhausts, machinery, plant and equipment, whether fixed or mobile;
- (b) the location and organisation of on-site operations so as to minimise any noise impact on nearby properties;
- (c) the minimisation, so far as possible, of the level and penetration of noise emissions from reversing warnings fitted to vehicles;
- (d) unloading of material transported by rail within the rail handling shed.

Reason: To minimise the adverse impact of noise generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.

Lighting

29. No stripping of soils within the new extraction area or the area of the new landforms shall take place unless and until a lighting scheme has been agreed in writing with the County Planning Authority. The scheme shall include details of the location, height, design, sensors, hours of operation and luminance of all proposed lighting and a programme for its installation. The lighting shall be designed to minimise the potential nuisance of light spillage to the locality, and shall be implemented in full accordance with the approved details.

Reason: To minimise the adverse impact of light generated by the operations on the local community and the historic and natural environment and to comply with policy DM2 of the LMWLP.

30. Notwithstanding the provisions of S55 of the Town and Country Planning Act (1990) (as amended) or the Town and Country (General Permitted Development) (England) Order 2015 (as amended) or any Act or Order re-enacting or revoking said Act or Order; no mobile floodlighting shall be placed, sited, used or operated on the site at any time unless:
- (a) It is illuminated only between the hours of 0600 and 2200 Monday to Friday or 0600 and 2100 on Saturdays;
 - (b) Does not exceed 4 metres in height;
 - (c) It is shielded to avoid light spillage and primarily directed towards the ground.

Reason: To minimise the adverse impact of light generated by the operations on the local community and the historic and natural environment and to comply with policy DM2 of the LMWLP.

Blasting

31. No blasting shall be carried out within the site except between the hours of 1100 and 1600 Mondays to Fridays, provided that no blasting shall take place during the hours of darkness. No blasting shall take place on any Saturday, Sunday or Bank or Public Holiday. Blasting shall normally be carried out at a regular time, notification for which shall be displayed in locations to be agreed with the County Planning Authority. Prior notice of each blast shall be given to the County Planning Authority and to the Blaby District Council Environmental Services Manager at least 24 hours (excluding weekends) in advance of this occurring.

Reason: To minimise the adverse impact of blasting on the local community and environment and to comply with policy DM2 of the LMWLP.

32. Every blast shall be designed with a 95% confidence level that ground vibration levels recorded at any vibration sensitive property arising from any blast shall not exceed a peak particle velocity of 6mm per second measured in any mutually perpendicular plane. No blast shall exceed a peak particle velocity of 12 mm per second as measured at any vibration sensitive property. Every blast shall be designed to minimise noise or air overpressure by use of the latest available techniques such that air overpressure shall not exceed 120dB peak linear as measured externally at any vibration sensitive property.

Reason: To minimise the adverse impact of blasting on the local community and environment and to comply with policy DM2 of the LMWLP.

33. No secondary blasting shall be carried out within the site.

Reason: To minimise the adverse impact of blasting on the local community and environment and to comply with policy DM2 of the LMWLP.

Ground Contamination

34. Prior to any handling of soils or overburden material, an intrusive site investigation, risk assessment and remediation scheme shall be submitted to, and approved in writing by, the County Planning Authority. The scheme shall incorporate environmental management measures for dealing with incidental arisings of non-inert waste or any other hazardous substances onsite, their temporary storage and method for their removal offsite and disposal. Thereafter the approved scheme shall be implemented in accordance with the approved details for the duration of the development.

Reason: To ensure that the development does not contribute to, or risk unacceptable levels of soil or water pollution and to accord with the aims and objectives of paragraph 170 and 178 of the NPPF.

35. If any waste materials are excavated as part of the new quarrying activities, they must be tested, removed from site and disposed of appropriately at the earliest opportunity in accordance with the scheme approved under Condition 35.

Reason: To ensure that the development does not contribute to, or risk unacceptable levels of soil or water pollution and to accord with the aims and objectives of paragraph 170 and 178 of the NPPF.

Surface Water

36. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the County Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

37. No development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the County Planning Authority. Long-term maintenance shall thereafter take place in accordance with the approved details.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

Inert Waste Importation for reclamation purposes

38. No materials intended for reclamation shall be received at the site until a bunded facility for

the receipt of those materials found to be unacceptable after delivery has been provided within the stockyard area, in accordance with details which shall be submitted to, and approved in writing by, the County Planning Authority. The scheme shall have regard to the measures outlined within Appendix 5 Fluids Handling Protocol of the approved document titled 'Hydrological & Hydrogeological Impact Assessment' and dated 16 May 2019.

Reason: To ensure that the development does not contribute to, or risk unacceptable levels of soil or water pollution and to accord with the aims and objectives of paragraph 170 and 178 of the NPPF.

39. The type of waste which may be brought into the site shall be limited to inert waste. No other waste materials shall be brought onto the site. Incidental arisings of non-inert material shall be placed within the area approved under Condition 38.

Reason: For clarity purposes and to ensure that the development does not contribute to, or risk unacceptable levels of soil or water pollution and to accord with the aims and objectives of paragraph 170 and 178 of the NPPF.

40. No more than 56,250 tonnes of inert material for filling the existing void shall be imported by road per annum.

Reason: In the interests of securing sustainable transport methods for restoring the existing void without detriment to Leicestershire's county-wide supply of restoration material and to minimise the number of vehicle movements on the highway network in accordance with LMWLP policies DM9 and W8.

41. A record of monthly vehicle movements and tonnages of waste delivered to the site shall be maintained at all times and shall be submitted for inspection to the County Planning Authority upon request, commencing with the date of first reception of waste at the site for reclamation purposes as provided under Condition 5 (c).

Reason: To enable the development to be monitored to ensure compliance with this permission in accordance with LMWLP policy W8.

Recycling Operations to supplement primary aggregate use

42. No more than 200,000 tonnes per annum of inert waste materials shall be processed at the recycling facility. Upon cessation of mineral extraction on the site, all recycling operations shall also cease.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development, and in the interests of highway safety and safeguarding local amenity and the environment.

43. Prior to the commencement of any activities to be notified under Condition 5, a scheme indicating the final location of the recycling facility area and maximum stockpile heights for the recycling operations shall be submitted to the County Planning Authority for approval. The development shall be carried out in accordance with the approved scheme.

Reason: To enable the County Planning Authority to monitor and adequately control the development and to minimise its impact on the amenities of the local area.

Complaints

44. Following the receipt of any complaint about operations on site affecting neighbouring land users or the environment the operator shall notify the County Planning Authority within 24 hours. Details of the investigation and any mitigation measures shall be submitted to, and approved in writing by the County Planning Authority.

Reason: To protect the amenities of local residents and the local environment and to comply with policy DM2 of the LMWLP.

Associated Industrial Development

45. Prior to commencement final details of the dimensions and height of the replacement ready mix concrete plant shall be submitted to and approved by the County Planning Authority. The ready mix concrete plant shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and protect the amenities of local resident.

46. Within 24 months of the date of mineral extraction finishing at the site the use of the operation of a ready-mix concrete plant and the operation of concrete products works ("Blockworks" and "Special Products" factories); as defined by a hatched brown area on plan C14_LAN_035 D dated February 2020 shall cease and all the buildings removed and the land shall be reinstated in accordance with the reclamation scheme approved under Condition 48.

Reason: To ensure the proper restoration of the site in an orderly manner and in the interests of habitat creation and diversity.

Restoration and Aftercare

47. Within 12 months of the cessation of mineral extraction details for the treatment, reclamation and aftercare of the processing plant site, associated industrial use areas, recycling area, stockpile areas and other hardstanding and roadways shall be submitted to, and approved in writing by, the County Planning Authority. The areas shall then be reclaimed progressively and managed for biodiversity purposes in accordance with the agreed aftercare details. Prior to the commencement of each phase of restoration, including soil and substrate placement and re-grading, a habitat survey shall be undertaken in order that any natural regeneration or other features of biodiversity value can be incorporated into the restoration plans. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the operational site areas are reclaimed in an orderly manner to a condition capable of beneficial after-use and to comply with policy DM12 of the LMWLP.

48. Twelve months prior to the planned cessation of mineral extraction a final restoration and aftercare scheme, generally in accordance with the approved outline restoration plan (C14_LAN_035 Rev F dated July 2020) detailing a mosaic of the following priority habitats targets:

- (a) Reed beds – 12 hectares
- (b) Open water, wet grassland/swamp and wet woodland – 5 hectares
- (c) Acid grassland/bare rocks/open mosaic habitat created through natural regeneration (to include damp hollows, patches of neutral grassland, and scrub) – 30.2 hectares
- (d) Species-rich grasslands created through wildflower seeding – 11.2 hectares

(e) Native birch/oak woodland – 2.3 hectares

shall be submitted to, and approved in writing by, the County Planning Authority. The scheme shall be thereafter implemented in accordance with the approved details.

The restoration scheme shall include:

- (i) details of soil and substrate specification and placement, techniques and management;
- (ii) delineation of area retained, areas for natural regeneration, areas for intervention through habitat creation, habitat enhancement;
- (iii) habitat creation and enhancement methodologies;
- (iv) Details of planting and seeding specification; including species, numbers/rate of sowing, size of stock at planting, method of planting and reference to relevant British Standards and Codes of Practice;
- (v) final details for the enhancement to the River Soar corridor;
- (vi) final details of the proposed hides and visitor centre;
- (vii) access arrangements for long term management and maintenance;

Reason: To ensure that the operational site areas are reclaimed in an orderly manner to a condition capable of beneficial after-use and to comply with policy DM12 of the LMWLP.

Premature Cessation

49. Notwithstanding the requirements of Conditions 47 and 48 above; in the event of:
- (a) the cessation of winning and working minerals prior to the achievement of the completion of the approved scheme of reclamation as defined in this schedule of conditions, and
 - (b) which in the opinion of the County Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990;

a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for the approval of the County Planning Authority within three months of the cessation of winning and working of minerals. The approved revised scheme shall be implemented fully within 12 months of the written approval and otherwise in accordance with the terms and conditions of this decision notice.

Reason: To enable the County Planning Authority to control the development and to ensure that the land is restored to a condition capable of beneficial after-use and to comply with policy DM12 of the LMWLP.

Informatives

1. Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted.

Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained

within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

2. Overland flow routes as shown on the update map for surface water should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.
3. Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.
4. The development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12.

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply, more information on exempt activities can be found here: <https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits>
The applicant is advised to contact the Environment Agency through <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form> to discuss the issues arising from the permit application process.

5. Pursuant to condition 36 The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

6. Pursuant to condition 37 Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system and should also include procedures that must be implemented in the event of pollution incidents within the development site.
7. The development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12 for the new waste activity. In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply, more information on exempt activities can be found here: <https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits>

The applicant is advised to contact the Environment Agency through <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form> to discuss the issues arising from the permit application process.

The environmental permit for the waste activity is in addition to the environmental permits that are held by several operations on the site under Part B of the 2016 Regulations (for emissions to air only). The applicant must ensure that these permits are appropriately revised to account for the development. Further information may be obtained from the Environmental Services Manager at Blaby District Council.

Statement of Positive and Proactive Engagement

In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. **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 the Environment under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of Environment, Transport and Regions, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 having regard to sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.
 - 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.
3. **Purchase Notices**
 - If either the local planning authority or the Secretary of State for the Environment 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 the carrying out of any development which has been or would be permitted.
 - In these circumstances, the owner may serve a purchase notice on the District 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.
4. **Compensation**
 - In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
 - These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
5. The permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a listed building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority will also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.
6. **SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS.** The Local Planning Authority is required to bring to your attention the requirements of the Chronically Sick and Disabled Person's Act 1970 (Sections 4, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons with the building. Your attention is also drawn to the Code of Practice, BS 5810 : 1979, "Access to the Disabled to Buildings" available from the BSI, Customer Services, 389 Chiswick High Road, London W4 4AL (Tel. 0208-996-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Education Buildings".

The buildings to which these requirements apply are:-

- (a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies.
- (b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within that Act.
- (c) Factories as defined by Section 175 of the Factories Act 1961.
- (d) Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

S.50 LEICESTERSHIRE ACT 1985 – ACCESS FOR FIRE BRIGADE

Where the permission granted is for or includes the erection of extension of a building and plans for the work are deposited with the district council in accordance with Building Regulations the district council will be obliged to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.