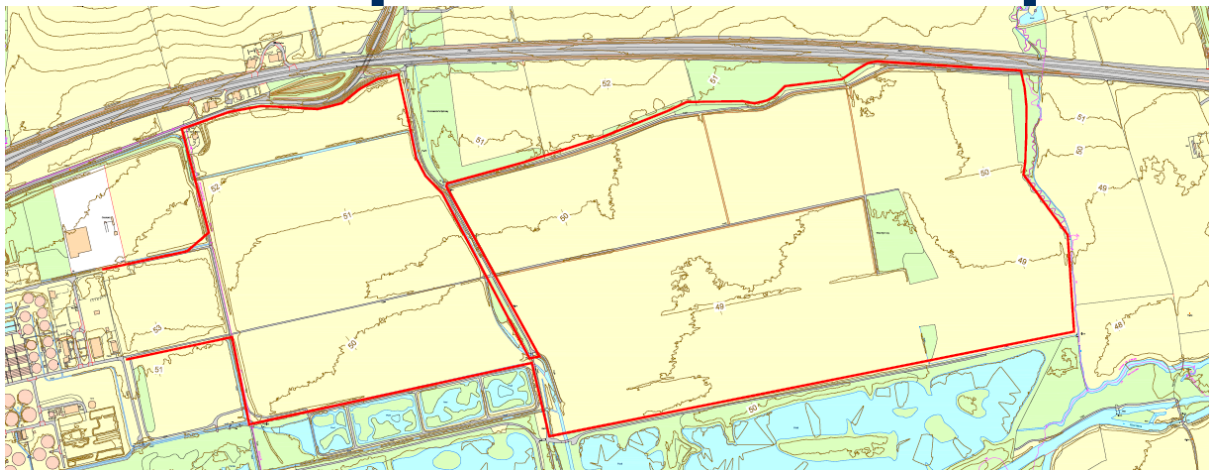


Great Billing Quarry

**Discharge of Conditions
12, 14, 18, 21, 23, 24,
27, 29 & 34
of Consent No.
17/00053/MINFUL**



April 2021

MICK GEORGE 

Introduction

Planning consent (Consent N° 17/00053/MINFUL) was granted on the 13th July 2018 for the extraction of sand and gravel, construction of concrete batching plant, mineral processing plant, including ancillary weighbridge, office, workshop, recycling activities and access, plus the importation of inert material and restoration to agriculture and nature conservation at Land to the East of Great Billing WRC, Northampton, Northamptonshire, NN3 9BX.

A number of planning conditions are required to be discharged by submission of various schemes which need to be approved. Notwithstanding a recent S73 application being submitted which sought to modify the timescales as to when such schemes should be submitted and approved by the Minerals and Waste Planning Authority, the following seek to provide the requisite detail of those planning conditions.

The conditions being sought to be discharge in this submission are:

- Condition 12 – Traffic Management Plan
- Condition 14 – Dust Action Plan
- Condition 18 – Buildings, Plant and Machinery
- Condition 21 – Archaeology
- Condition 23 – Nature Conservation Management and Restoration Strategy
- Condition 24 – Revised Restoration Plan
- Condition 27 – Trees and Hedgerows
- Condition 29 – Grass seed mix
- Condition 34 – Aftercare scheme

Annexures

Annexure A

Written Scheme of Investigation – Phoenix Consulting

Annexure B

Nature Conservation Management and Restoration Strategy

Annexure C

Drg No. G13/20/01 Rev B– Restoration Plan

Condition 12

Condition 12 requires a Traffic Management Plan to be submitted and approved and include a scheme of access improvement, access restrictions during peak hours, mud on the road controls, and HGV routing proposals to avoid local villages.

- 12.1. In respect of access improvements, these are dealt with by the provisions of a separate S278 Agreement (1980 Highways Act) involving the widening of the existing access onto Crow Lane and improving visibility.
- 12.2. Insofar as restricting HGV's exiting the site, these will be limited to 8 in any one hour during peak hour flows as detailed within the original planning application.
- 12.3. With respect to ensuring detritus is carried onto the public highway, a road sweeper shall be employed as requested to maintain the cleanliness of the internal access road which is to be surfaced and is a minimum length of over 0.8km.
- 12.4. In regard to traffic routing, all HGV's will enter the site from the north and exit to the north using the A45 Great Billing Interchange. In order to police this all MGL vehicles will be fitted with a GPS tracking system, which is activated on engine ignition. The GPS tracking takes extremely accurate recordings of the time and location of each and every vehicle in the MGL fleet. This system cannot be disabled by drivers and readings are taken throughout the day from each vehicle and processed by various departments within the Company. Using computer software which processes the live GPS data, fields known as "Geofence's" can be installed. These are markers which are set up upon any entry road into a restricted road or village. If a tracked vehicle passes this marker all members of the Company's transport department will automatically be notified by text message and email.
- 12.5. An advanced warning Geofence system is incorporated notifying the transport team if a vehicle is likely to enter into a restricted zone and therefore the driver can receive an advanced warning radio call in order for them to make an appropriate diversion before entering the restricted zone.

Condition 14

Condition 14 requires a Dust Action Plan to be submitted to and approved and the assessment shall include the following information:

- I. **A scheme for the management and mitigation of dust in order that all site operations take place without causing harm to the amenity of the locality or nearby land uses;**
 - II. **A procedure for the review of operations upon the receipt of complaints by the Mineral Planning Authority, upon notification to the operator;**
- 14.1. Without appropriate mitigation there is potential to generate levels of airborne dust that could be perceived by the public as nuisance but based on good management techniques and best practice, site generated dust can be controlled well within acceptable levels. The government look to minerals operators to keep dust emissions at a level that reflects the highest environmental standards and to work for continual improvement based on Best Available Techniques.
- 14.2. Appropriate guidance to determining authorities and quarry operators is set out in the Planning Practice Guidance (Minerals) 2014 (PPG) , the purpose which seeks to minimise any significant adverse environmental effects that may arise from the minerals extraction by framing policies considering planning applications. The PPG seeks to ensure that environmental impacts of mineral workings are minimised and controlled and foster good community relations between mineral developers and operators and those living close to mineral workings. The implementation of such policies is a necessary investment to secure the environmental mitigation that will enable development to proceed in accordance with best practice guidance.
- 14.3. The implementation of environmentally sensitive management practices are critical for the effective control of dust, and central governmental advice documents recommend the formal adoption of an Environmental Management System to assist in the management of fugitive dust emissions from operational quarries. Mick George Ltd will implement a **Dust Action Plan** as part of a co-ordinated approach to the control and management of dust. By understanding how the dust is generated and then dispersed, measures can be introduced to ensure that the potential source of dust is eliminated prior to it becoming airborne. With the employment of good site management techniques, site generated dust can be controlled to well within acceptable levels.
- 14.4. Central governmental research recognises that the use of a **Dust Action Plan** for a quarrying and associated operations reflects a positive and pro-active approach to dust management to ensure that the amenity of local residents or other sensitive locations is assured and consistent with current good practice guidance.

- 14.5. The PPG advises of methods of reducing and controlling dust and outline good practice in dust assessment. If not managed or controlled, dust from surface mineral operations can have a noticeable environmental impact and affect the quality of life of local communities and historic research recognises that dust is a material planning consideration and confirms that concerns about dust are most likely to be experienced near to dust sources, generally within 100 metres depending on site characteristics and in the absence of appropriate mitigation and goes on to confirm that the government looks to the minerals industry to keep dust emissions at a level that reflects high environmental standards and to work for continuous improvement.
- 14.6. The restoration regime includes the importation and placing of controlled wastes to infill the void resulting from mineral extraction. Such infilling is controlled under an Environmental Permit issued and enforced by the Environment Agency although such infilling activities will still be encompassed within the site's Dust Action Plan.
- 14.7. As a positive means of controlling dust, this **Dust Action Plan** identifies trigger levels that relate to wind direction and proximity to residential properties and other sensitive uses. When those trigger conditions are reached, the Dust Action Plan can provide for additional dust suppression measures to be implemented as appropriate.
- 14.8. At the Great Billing Quarry, the critical dust control zone has been established as being from 250m of active operational areas within the quarry and such areas will include:
- Areas of mineral extraction
 - Areas of mineral and waste processing
 - Areas of infilling and restoration
 - Areas of recycling
 - Areas of soil replacement
 - Site infrastructure area (weighbridge/wheelwash)
 - Mineral storage areas
- 14.9. The Site Manager will exercise day to day control of the site. They will have particular responsibility for ensuring full compliance with the conditions attached to planning permissions and authorisations, along with Mick George Ltd's own Environmental Management Procedures.
- 14.10. Staff at all levels will receive the necessary training and instruction in their duties relating to the control of all operations and the potential sources of dust emissions. Particular emphasis will be given to dealing with plant malfunctions and abnormal conditions. A high standard of housekeeping will be maintained at all times. Operations with the potential to

cause airborne dust emissions will be constantly monitored by the Site Manager or their appointed deputy. All findings, including the prevailing weather conditions, will be recorded in a logbook kept specifically for the purpose.

- 14.11. Should visible dust be generated, the Site Manager or their appointed deputy will act promptly to identify the source of the dust and take the necessary corrective action. Each event and the action taken will be recorded in the site logbook. As part of the training of all personnel, site staff will be instructed to inform the Site Manger or their appointed deputy whenever visible dust emissions are observed or likely to occur as a result of any operations carried out at the quarry.
- 14.12. The Site Manager will carry out daily inspections and log observations of site conditions including any occurrences of dust or the onset of potential dust conditions. A graded scale of dust occurrences is proposed, together with responses, as follows:

Score	Condition	Action required
0	No visible dust	None
1	Visible dust travelling up to 5m from the source	Damp surfaces down, review operations and weather conditions, and take further preventative actions as appropriate.
2	Visible dust travelling reaching the sides of the quarry void, or edge of stripped areas during restoration	Damp down and reduce/relocate any operations causing the release; review operations and weather conditions, and take further preventative actions as appropriate to prevent further releases.
3	Visible dust outside the operational area	Carry out emergency damping down and treatment of source areas; carry out inspection at site boundary to ascertain extent and amount of dust migrations; advise MPA and provide plan for any modification to operations to prevent recurrence.

- 14.13. Best available techniques shall be employed to minimise dust and the following measures consistent with advice within the PPG will be used in order to minimise and control dust nuisance:

- A supply of water will be maintained at all times within lagoons or temporary reservoirs.
- All active haul roads associated with mineral extraction will be kept damp as required by motorised spraying units during site operations (i.e. water bowsers).
- The surfaced access road will regularly be swept.

- The direction of exhausts on site vehicles will be such that exhaust gases cannot be emitted in the downward direction.
 - The drop height for materials being loaded and unloaded by plant will be kept to a minimum.
 - The topsoil mounds, once formed, will be seeded to grass at the first appropriate opportunity.
 - All loaded HGV's will be sheeted.
- 14.14. Observations will be made of the wind direction and when it appears from visual inspection the wind direction is towards identified dust sensitive locations within the Critical Dust Control Zone this will identify the circumstances when additional dust suppression measures including temporary suspension of site operations should be considered during the winning of the mineral or infilling operations. In general, the strategy will require the Site Manager, to take necessary precautions to prevent adverse dust emissions. Under Critical Conditions when the wind direction indicate that the wind direction is towards dust sensitive locations operations and are being carried out within the critical dust control zone then additional dust suppression measures shall be implemented.
- 14.15. Soil mounds, will be seeded at the earliest opportunity to bind the surface and minimise the effects of wind blow. The effects of wind blow across stripped surfaces and bare ground will be minimised by ensuring that loosened soils and other materials are not left untreated on the ground. During dry conditions, water will be applied as necessary to stabilise any loose bare surfaces. Impacts during site operations will be controlled by minimising the drop heights of material from excavators to dump trucks and loading shovels. Care will be taken in respect of site haulage to control the occurrence of dust emissions, particularly during the restoration phase of the proposed development, when fill materials are being imported to the area and during soils haulage.
- 14.16. All site traffic will keep to designated haul routes to reduce entrainment of fine material into the atmosphere. A water bowser and road sweeper will be made available during the site operations, to spray water to the paved site access road and to clean any deposits from the road as and when necessary. The site access road will be inspected by the site manager on a daily basis, to determine the need for maintenance, cleaning and dust suppression. All vehicles loaded with imported fill materials or processed mineral will be sheeted in order to minimise spillages or wind whipping of loose material. All laden departing road transport will similarly be sheeted and will be inspected for cleanliness, prior to leaving the site.
- 14.17. The foregoing standard good working practices and additional mitigation measures are generally accepted by the government and the surface minerals industry as providing effective control against the impact of airborne dust. With the implementation of these measures, the risk of a dust-related impact at the residential dwellings or public rights of way will be negligible.

- 14.18. During critical conditions, the Site Manager will consider the need for additional measures to be taken to eliminate unacceptable off-site disturbance by dust. Where additional measures are not considered necessary, for example due to the presence of rainfall or wet conditions, the reasons will be recorded in the site diary. Where additional measures are necessary, these may include the imposition of additional speed limits on all internal haul roads or the consideration of moving site activities to an alternative location until suitable weather conditions return or the additional use of bowsers.
- 14.19. If these or other measures fail to rectify the situation, the site operations causing the dust generation shall be relocated or cease for the combined duration of the trigger levels and critical conditions.
- 14.20. Dust monitoring will be undertaken should it be required (i.e. at the reasonable request of the MPA or following a complaint). Dust monitoring will ensure all site operations are reflected in the results, regardless of meteorological conditions.
- 14.21. A frisbee type deposition gauge will be used for the monitoring of depositional dust (see Figure 1). The gauge will be suitably mounted and be of a calibrated cross sectional area to allow for accurate calculation of deposition rate. A foam insert within the Frisbee head will be used to prevent general detritus such as leaves from influencing the recorded dust levels. Similarly a bird guard fitted around the Frisbee head reduces contamination by bird strike. The gauge will be exposed for approximately one month at a time prior to the sample being analysed. The collection bottle will then be removed and replaced by a clean bottle. The used collection bottle and sample will be sent for analysis.



Figure 1. Example Frisbee gauge

- 14.22. Samples will be analysed by a UKAS accredited laboratory where the sample will be analysed for the total solids (dust) present. This result will then be used to calculate a deposition rate. A permanent record for all these results will be kept available for inspection by relevant parties upon request.
- 14.23. The deposition gauge should be located away from trees and large buildings. The tripod style base should be secured to prevent the gauge from being blown over and the collecting bottle should be covered to minimise the occurrence of algae in the sample. Should there be evidence of contamination of the sample this will be factored into any analysis of the results.
- 14.24. Dust results will be compared with the 'custom and practice' guideline limit of 200mg/m²/day. Dust results will require detailed qualitative analysis if exceeding this level to establish if the results are directly relatable to site operations. The following information will be included for within dust monitoring reports:
- a) Monitoring dates
 - b) Deposition rates
 - c) Relevant monitoring notes
- 14.25. The consequences of airborne dust emissions crossing the site boundaries may extend to nuisance being caused to locations within the identified Critical Dust Control Zone. Should these emissions be visible, it is likely that complaints will be made directly to the site, Northampton Borough Council or Northamptonshire County Council.
- 14.26. A register of any complaints will be maintained onsite and at the Company's Head Office. All complaints will be reported directly to the Site Manager who will investigate every complaint ensuring that any necessary corrective measures are taken, details of which will be recorded in the site logbook. Any complaints received directly to Mick George Ltd will be forwarded to the local planning authority.
- 14.27. All complaints will be logged and investigated to the current conditions, observation logs and weather records. Where substantiated evidence is found, then further actions or modification to the working plans should be proposed and agreed with the MPA and the Environmental Protection Officer of the County Council.
- 14.28. The provisions of the Dust Action Plan will be reviewed initially at annual intervals in light of any complaints received and any relevant change in government advice published. The review interval may be extended in future years in agreement with the District Council's Environmental Protection Officer and Northamptonshire County Council.

Condition 18

Condition 18 states “No buildings, structures (including security fencing), plant or machinery shall be erected until details of the proposed location and external materials, colour and finishes have been submitted to and approved in writing by the Mineral Planning Authority. Development shall be implemented in accordance with the approved details.”

18.1. The location of the mineral processing area is shown on Drg. N^o 0047/O/PW/1 as originally proposed.



18.2. The colour of the mineral processing plant is quaker green as shown over the page. The Quarry Office / Weighbridge are both goosewing grey (00-A-05) as shown over the page.

Figure 1



Figure 2



Condition 21

Condition 21 requires the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted and this written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- I. fieldwork in accordance with the agreed written scheme of investigation;**
- II. post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Mineral Planning Authority);**
- III. completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Mineral Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Mineral Planning Authority.**

21.1. To address the provisions of this condition a Written Scheme of Investigation has been prepared by Phoenix Consulting and tis is attached at Annexure A of this submission.

Condition 23/24

Condition 23 requires a revised Nature Conservation Management and Restoration Strategy to be submitted. Whilst Condition 24 requires the submission of a revised restoration plan based on Plan Ref. 307-55-01-Rev F.

- 23.1. A revised Nature Conservation Management and Restoration Strategy has been produced incorporating the primary elements as were contained within the report previously prepared by MLM. This is contained at Annexure B of this submission.

- 23.2. In respect of the revised restoration plan required by Condition N^o. 24 to which the above Nature Conservation Management and Restoration Strategy relates, this is contained at Annexure C (Drg N^o. G13/20/01 Rev B).

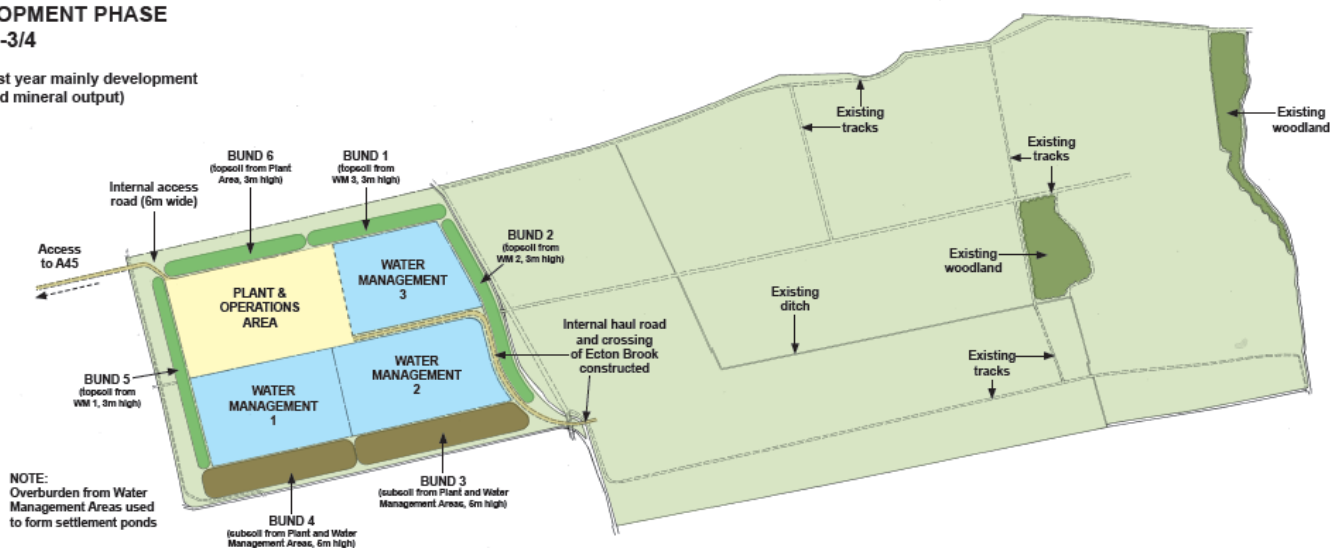
Condition 27

Condition 27 states “Prior to commencement of each phase of development a detailed scheme shall be submitted for approval in writing showing how all trees and hedgerows that are to be retained shall be protected from any development, including the storage of earth and material, by means of fencing in accordance with BS5837:2012. The approved scheme shall be implemented and maintained throughout the mineral extraction, construction and restoration phases.”

27.1. Prior to commencing Phase 1, the vegetation in the form of existing hedgerows or trees on the outer margins of bunds 1, 2, 3, 4, 5 and 6 as shown on Plan N^o. 0047/PO/1 shall be delineated with a post and two strand wire fence. Such fencing shall be inspected on a weekly basis and maintained as required throughout the period required and be installed with immediate effect.

DEVELOPMENT PHASE Years 1-3/4

(Note - First year mainly development with limited mineral output)



Condition 29

Condition 29 states *“All storage topsoil and subsoil bunds remaining in situ for 6 months or over the winter period shall be seeded with a mix to be submitted to the Minerals Planning Authority for agreement prior to bund construction, and managed to prevent weed accumulation.”*

- 29.1. Topsoils will only be stored in temporary stockpiles/mounds to a maximum height of 3m whilst subsoil and soil-forming material storage mounds will be limited to 5m in height. Where soils will be stored for at least one growing season, the storage mounds will be sown with a 50:50 mix of *Lolium westerwoldicum* (westerwold's annual ryegrass) and *Festuca rubra* (red fescue) at a rate of 2g/m² for each species to help maintain biological activity, prevent water erosion and to improve the appearance of the mounds.
- 29.2. Soil mounds will be cut between August to October. Weed growth will be controlled by a combination of herbicides and mechanical means as required.

Condition 34

Condition 34 states “An aftercare scheme detailing the steps that are necessary to bring the areas of the site to be reinstated for agriculture shall be submitted and approved in writing by the Mineral Planning Authority prior to commencement of each phase of restoration works. The submitted scheme shall:

- (a) Provide an outline strategy in accordance with the Planning Practice Guidance for the five year aftercare period. This shall specify steps to be taken and the period during which they are to be taken. In the case of agriculture the scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants and the Mineral Planning Authority
- (b) Provide for a detailed annual programme, in accordance with the Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than two months prior to the annual Aftercare meeting.”

Outline Strategy

- 34.1. The land to be restored to agricultural use will be reinstated when the soils are in a suitable dry condition using approved methods for soils handling. The soils will be sampled and analysed between January and March when recommendations will then be made as to the type and quantity of any fertiliser, lime or any other nutrients required to build up the status of the soils.
- 34.2. Reinstated soils will be ripped to 400mm depth at 600mm centres to promote free drainage between the placed topsoil and subsoil and subsequently harrowed to a depth of 200mm to create a homogenous well-broken, non-compacted tilth. The land will be cultivated to produce a tilth suitable for the sowing of a suitable crop. These works should be carried out in time to allow significant germination to take place in order to stabilise land and minimise any possible soil erosion. All cultivations will only be undertaken during suitable ground and weather conditions.
- 34.3. During the aftercare period, temporary drainage works shall be carried out as necessary to prevent soil erosion, flooding, silting up or erosion of drainage channels within or outside the site boundary.
- 34.4. The restored soils and carefully managed at all times through this programme and performance of these soils carefully monitored.
- 34.5. The need for secondary treatment such as mole draining or under-drainage will be kept under review during the aftercare period. Where an under-drainage scheme is required,

this will be installed across the restored areas during the Autumn in year 5 of the aftercare period.

Annual Aftercare

- 34.6. Each year during the statutory aftercare period a detailed programme in the form of an aftercare terrier will cover requirements for the forthcoming year as follows;
- amplify the outline strategy for work to be carried out in the forthcoming year;
 - confirm that steps already specified in detail in the outline strategy will be carried out as originally intended;
 - include any modifications to original proposals e.g. due to differences between actual and anticipated site conditions.
- 34.7. Soil structure will be monitored throughout the five year aftercare period. Fertiliser and pesticides will only be added if required and details submitted as part of the Aftercare Terrier. Soils will be sampled and analysed periodically throughout the aftercare period with the results being used to determine the amounts and types of any nutrients that are deemed necessary to fulfil the long term aims of the soils rehabilitation.
- 34.8. Care will be taken to ensure that no work, other than previously approved authorised cultivations, is allowed to take place during periods deemed to be outwith the normal accepted cultivation window.
- 34.9. Annual review meetings will be held with the Mineral Planning Authority, when the previous year's operations will be discussed and the proposals for the following year presented for approval no later than two months prior to the annual aftercare meeting.
- 34.10. The operator will maintain records combined into an "aftercare terrier" for the re-instated land and which will include the following details recorded annually:
- Plan showing the extent of land reinstated on an annual basis;
 - Details of soil replacement depths and areas restored to topsoil level in the previous twelve months;
 - Proposed species/variety/mixture used and the seeding rate;
 - The amounts/types of herbicides used with the dates of application;
 - Details of any secondary treatment undertaken; and
 - Cultivation operations undertaken.