AVISON YOUNG

Waste Recovery Plan

Went Edge Quarry, Smeaton, Pontefract

Prepared for Went Valley Aggregates and Recycling Ltd

May 2021

Contents

Appendices

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 Avison Young has been commissioned to prepare and submit a Waste Recovery Plan (WRP) on behalf of Went Valley Aggregates and Recycling Ltd for their Went Edge quarry at Smeaton, Pontefract.

1.2 North Yorkshire County Council granted planning permission in September 2018 under reference C8/45/13 AL/PA for the extraction of limestone from several discrete extension areas. One area, known as Area 6 located on the western margins of the existing quarry, is required to be returned to original ground levels using inert waste materials. Condition 33 of C8/45/13 AL/PA states:

Nothing other than the following inert materials shall be tipped on the site in relation to the restoration of Area 6: Topsoil (uncontaminated), subsoil (uncontaminated), stone, clay, sand (excluding foundry sand), brickwork, breeze blocks and mortar, fired pottery, china, tiles and ceramics (excluding moulds), concrete (reacted) including steel reinforcement, weathered tar/bitumen aggregate, gravel, slate, hardcore, silica and silt.

1.3 A copy of the planning permission is provided in Appendix 1.

1.4 This Waste Recovery Plan is to support an application for a bespoke waste recovery permit for the permanent deposit of inert waste to land at Went Valley Aggregates Went Edge quarry to facilitate the restoration scheme approved under planning permission C8/45/13 AL/PA.

1.5 Condition 30 of the planning permission states:

The restoration of the site shall be completed by 1 January 2030 and shall be carried out in accordance with the details contained in the 'Restoration Proposals, Aftercare and Management Plan' dated August 2016 and the Restoration Proposals Plan (ref: M/WE/275/10) dated August 2016 as superseded by the restoration Masterplan to be approved under Condition 31.

1.6 The approved restoration Masterplan requires Area 6 to be returned back to agricultural land following completion mineral extraction at original ground levels.

1.7 The Environment Agency Regulatory Guidance on Waste Recovery Plans and Permits dated 21 April 2021 sets out the Environment Agency's (EA) approach to determining whether an activity involving the permanent deposition of waste on land is waste recovery or waste disposal. This document has been prepared to satisfy the requirements of the latest guidance.

2. Site Description

2.1 The Went Edge quarry lies approximately 6 km to the south east of Pontefract and 16 km to the north-west of Doncaster. The site lies less than 400 m from the A1 (M) on the B6474 Wentedge Road. The village of Wentbridge is located approximately 900 m to the west, whilst the village of Kirk Smeaton is located approximately 2 km to the east from the extent of Area 6.

2.2 The site is centred at National Grid Reference (NGR) SE 49702 17008.

2.3 Access to the site is via a metalled private access road leading from Wentedge Road through the reception area and down into the quarry and Smeaton Industrial Estate. Area 6 is located at the western extent of the quarry. Around the perimeter of this area runs the new quarry access road which was diverted to permit mineral extraction within the area.

2.4 To the west of the access road are agricultural fields which are owned by a third party. To the north is a wide band of woodland which forms part of a Site of Special Scientific Interest, which is controlled by Went Valley Aggregates. The current quarrying operations and a small industrial estate lie to the east of Area 6. To the south beyond Wentedge Road is a wide expanse of open agricultural land leading up to the A1(M).

3. Planning History

3.1 Went Edge Quarry (also known as Kirk Smeaton or Smeaton Limeworks), was originally granted consent for minerals extraction in 1947 under an Interim Development Order and was intermittently worked for magnesian limestone until the 1990s. It then became fully active from 1993.

3.2 Recent planning permissions relating to the area the subject of this Recovery Plan are;

- Planning permission NY/2016/0185/ENV (C8/45/13AL/PA) which was granted in September 2018 and relates to the extraction of 4.4 million tonnes of limestone to a depth of 20 m AOD within Areas 4,5,6 and 7 of the quarry. The quarry is to be restored to low level restoration of the site using engineered fill to create 1:2.5 gradient slopes to the exposed quarry faces, with the exception of Area 6 which is to be returned back to original ground levels and revert to agricultural use using imported inert waste and retained soils.

- Planning permission NY/2017/0310/FUL granted in November 2018 for a new access onto Went Age Road, which provided a diverted access route for the quarry access road around the western perimeter of Area 6.

3.3 The approved restoration masterplan for the site reference M/WE/275/10 dated August 2016 is provided in Appendix 2. Is identified on the masterplan, Area 6 is identified as being restored to agricultural field at a level of circa 52 m AOD.

4. Permitting Context

4.1 In order to facilitate the restoration of the quarry as approved under planning permission NY/2016/0185/ENV (C8/45/13AL/PA), approval is sought to restore the area of the quarry known as Area 6 using inert wastes through the operation of a waste recovery activity. It has been calculated that to infill Area 6 to the levels approved under the restoration masterplan M/WE/275/10 a volume of circa 440,000 m^3 will be required.

5. Proposed Development

5.1 The proposed development comprises the importation of inert waste into the restoration area, either directly from sources secured outside of the quarry or created via the primary and secondary aggregate processing operations which are located close to the recovery area. There is also scope to use directly imported inert wastes in the event that insufficient fines are available.

Volumes

5.2 it has been calculated that the restoration of Area 6 will require approximately 440,000 m^3 of inert material. Approximately 13,300 m^3 of topsoil and subsoil was stripped and placed into temporary store around the perimeter of the site prior to mineral extraction commencing. The soils will be replaced to provide a minimum 1 m thick soil horizon on top of the material used in the recovery operation.

5.3 The restoration of Area 6 will only those inert waste materials are stipulated in condition 33 of the planning permission C8/45/13AL/PA:

Nothing other than the following inert materials shall be ticked on the site in relation to the restoration of Area 6: to the restoration of Area 6: Topsoil (uncontaminated), subsoil (uncontaminated), stone, clay, sand (excluding foundry sand), brickwork, breeze blocks and mortar, fired pottery, china, tiles and ceramics (excluding moulds), concrete (reacted) including steel reinforcement, weathered tar/bitumen aggregate, gravel, slate, hardcore, silica and silt.

Waste Types

5.4 The proposed waste to be used in the restoration operation will be required to meet the planning conditions and the chemical and physical characteristics stipulated within the landfill directive. Accordingly, the only waste types proposed to be included within the recovery activity is as follows:

Table 1 Proposed Waste Types

EWC Code	Description	Restriction
01	**Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals**	
01 01	**Wastes from mineral excavation**	
01 01 02	Waste glass-based fibrous materials	Restricted to waste overburden and interburden only
01 04	**Wastes from physical and chemical processing of non-metafillerous minerals**	
01 04 08	Waste gravel and crushed rocks other than those mentioned in 04 04 06	
01 04 09	Waste sand and clay	
10	**Wastes from thermal processes**	
10 12	**Wastes from manufacture of ceramic goods, bricks, tiles and construction products**	
10 12 08	Waste ceramics, brick, tiles and construction products (after thermal processing)	
10 13	**Wastes from manufacture of cement, lime and plaster and articles and products made from them**	
10 13 014	Waste concrete	
17	**Construction and demolition wastes (including excavated soil from contaminated sites)**	
17 01	**Concrete, bricks, tiles and ceramics**	
17 01 01	Concrete	Selected C&D waste only
17 01 02	Bricks	Selected C&D waste only
17 01 03	Tiles and ceramics	Selected C&D waste only
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	Selected C&D waste only. Metal from reinforced concrete must have been removed.
17 03	**Bituminous mixtures, coal tar and tarred products**	
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01	

17 05	**Soil (including excavated soil from contaminated sites), stones and dredging spoil**	
17 05 04	Soil and stones other than those mentioned in 17 05 03	Excluding topsoil, peat; excluding soil and stones from contaminated sites
19	**Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended for human consumption and water for industrial use**	
19 12	**Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified**	
19 12 09	Minerals only	Wastes from the treatment of waste aggregates that are otherwise naturally occurring minerals. Does not include fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.
19 12 12	Other wastes from mechanical treatment of wastes other than those mentioned in 19 12 12	Restricted to crushed bricks, tiles, concrete and ceramics only. Metal from reinforced concrete must be removed. Does not include fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.
20	**Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions**	
20 02	**Garden and park wastes (including cemetery waste)**	
20 02 02	Soil and stones	Only from garden and parks waste; excluding topsoil, peat.

5.5 The operator will apply strict waste acceptance procedures as included within the sites Environmental Management System (EMS), in accordance with the requirements of the Environmental Permit that will be sought for the operations. This will ensure that only suitable waste materials are used in the recovery operations.

5.6 The site already has an EMS that controls how waste is accepted at the quarry which will continue to be utilised for the restoration operations.

5.7 The proposed waste materials to be used in the recovery operation will replace the non-waste materials that would otherwise be used. These materials are largely the same despite one being defined as a waste and the other as a material (i.e. not a waste). Aggregates produced under the WRAP Quality Protocol: Aggregates from Inert Waste would be used to instil the void if waste materials were not available. As the

waste proposed to be used for the recovery operations would otherwise be used in the production of secondary aggregates they will have similar geotechnical and engineering properties as the proposed non-waste materials that would otherwise be used.

6. Justification for Waste Recovery

Introduction

6.1 the Environment Agency's Regulatory Guidance on Waste Recovery Plans and Permits dated April 2021 sets out the Agency's approach to determining whether an activity involving the public deposit of waste on land is a recovery or disposal operation. The Agency defines waste recovery on land or deposit for recovery when waste material instead of non-waste material is used to perform a function. To establish that the operation is a recovery then the applicant must establish that meets the waste recovery test.

6.2 The Agency guidance states that depositing waste is only a recovery activity it can be shown that the applicant could and would have carried out the works using non-waste material. This is referred to as 'substitution'. To evidence the substitution test, the Agency identifies three aspects which may be used to support the proposed works;

- financial gain or other worthwhile benefit by using non-waste materials
- funding to use non-waste materials, or
- obligations to complete the scheme.

Financial gain or other worthwhile benefit by using non-waste materials

6.3 The Agency guidance states that an applicant may provide evidence to show that if non-waste were used the applicant would benefit from a net financial gain or other worthwhile benefit. To that end, the waste recovery plan must include the following:

- details of the scheme that will provide financial benefit or other worthwhile benefit
- the expected income or capital gain or other worthwhile benefit
- all the costs of generating this income or capital gain or delivering other worthwhile benefit, including all the costs of carrying out the scheme with non-waste and any ongoing operating costs

6.4 The evidence must demonstrate that using non-waste produces a 'meaningful financial gain' which is defined as the profit and payback period would make it worthwhile to incur the cost of using non-waste materials taking into account normal commercial considerations such as risk.

6.5 There are costs associated with the restoration of Area 6 that are considered to be the same regardless of whether or not waste or not waste materials are used. This includes for example the machinery and labour costs of placing the material or waste. Accordingly, these costs can be ignored when considering the financial appraisal of using non-waste.

Using Non-Waste Materials in the Development

6.6 If the fines from the processing of primary and secondary aggregates or inert waste directly imported to site were not available for use, then the proposed development would be completed using a non-waste material. It is anticipated that this non-waste material would be a recycled aggregate which has reached end of waste status i.e. is produced in accordance with the WRAP waste protocol. The non-waste recycled aggregate would be provided directly from the secondary aggregate production which takes place within the quarry. The secondary aggregate would be provided at cost by the quarry.

6.7 The secondary aggregate is produced from incoming construction and demolition waste, which is currently charged at approximately £5.55 per tonne (based on a charge per load of £100 assuming 18 tonnes per load). The cost of production to produce an MOT Type 1 engineering sub-base is estimated at £2/tonne, with 30% fines production.

6.8 If the fines are not used within the restoration of Area 6 and restoration to approve levels is achieved using only secondary aggregate, then there is a net benefit to the quarry of £3.55 per tonne. There is the cost of placement of the secondary aggregate however, this cost would be borne whether using waste or non-waste materials and therefore is excluded from the comparison assessment.

6.9 The total volume of material required to complete the infilling of Area 6 is 440,000 m^3, which equates to approximately 792,000 tonnes based on a conversion factor 1.8 tonnes per cubic metre. At £3.55 per tonne net benefit this equates to £2.811,600 million over the restoration operations. Whilst the quarry would not benefit from the sale of the secondary aggregates and therefore would be financially penalised using non-waste, it would still however generate an income and would be financially viable to use secondary aggregates produced on site to infill Area 6.

6.10 Upon completion of restoration of Area 6, approximately 4.2 acres of land will be returned into full agricultural production. This provides an additional economic benefit to completing the restoration works. Without infilling the land would be of limited value given its use would be severely restricted. No value is considered attributable to unrestored quarry land, in fact it would give rise to a liability in the need to ensure stability of the worked-out quarry slopes.

6.11 Prior to commencement of mineral extraction operations, Area 6 was assessed to be Grade 2 (very good quality) agricultural land. The soils stripped from Area 6 have been preserved and placed into storage

around the perimeter of the phase of working. Following completion of infilling the soils will be returned from store. It is generally accepted that the best quality achieved from land restored following mineral extraction is Grade 3a, although Grade 2 will be sought. Returning 4.2 acres back to Grade 3a good quality agricultural land would increase the value per acre from a perceived nil value for unrestored land to £12,500 per acre. This provides a further financial benefit for undertaking the restoration works of £52,500.

6.12 The total financial gain for using non-waste material in the scheme would therefore be £2.864M.

Using Waste in the Restoration Operations

6.13 The waste proposed to be used within the scheme will comprise waste produced from the primary and secondary aggregate processing operations. The waste from the processing operations will predominantly comprise clean washed fines and clays.

6.14 There would be no income generated by the fines directly (although a gate would be charged for the construction and demolition waste which would be processed to recover secondary aggregates) and their use as an infill material would not be chargeable if they are deposited within the Went Cage Quarry site.

6.15 Approximately 30% of the quarry throughput (which includes both primary and secondary aggregate production) is recovered as fines from the on-site wash plant. The total throughput at the quarry has averaged 750,000 tonnes per annum which comprises approximately 500,000 tonnes of limestone and 250,000 tonnes construction and demolition waste. If extraction and generation of fines continues at this average rate then approximately 225,000 tonnes of fines will be created per annum. At an assumed density of 1.8 tonnes per cubic metre, this equates to approximately 125,000 m^3 of fines available for infilling per year.

6.16 The void space within the restoration of Area 6 has been calculated to be 440,000 m^3. If only processing fines were to be used as the infill material then it would take approximately 3.5 years to complete the infilling, to the stage where the restoration soils currently held in store could be replaced.

6.17 In the event that processing fines were either not available, or considered unsuitable, then inert waste material would be imported directly into Area 6 for use as a fill.

7. Obligations to Complete the Scheme

7.1 The proposed restoration works for Area 6 will be completed in accordance with obligations contained within the planning permission reference C8/45/13AL/PA. The restoration proposals for the site was set out in the planning application which identified Area 6 would be restored using 'quarry wastes arising from the working of the quarried stone and inert waste' to return the land to pre-extraction levels.

7.2 Following completion of restoration, the land is to enter into a 10 year after-care period. The granting of permission reference C8/45/13AL/PA was following a fall appraisal of national and local plan policy requirements.

7.3 Paragraph 144 of the NPPF states that when determining planning applications, local planning authorities should provide for restoration and after-care at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions where necessary.

7.4 The North Yorkshire County Council Minerals Local Plan 1997 'Saved' Policy 4/17 states that:

Proposals for mining operations involving restoration through infilling with imported wastes will only be committed where:

a) waste disposal can assist in achieving the most appropriate restored landform; and

b) the transport and disposal of the waste would not have an unacceptable impact on the environment or local amenity.

7.5 'Saved' Policy/18 entitled Restoration to agriculture states:

Where agriculture is the intended primary after use, the proposed restoration scheme should provide for the best practicable standard of restoration. Such restoration schemes should, where possible, include landscape, conservation or amenity proposals provided that these do not result in the irreversible loss of best and most versatile land.

7.6 The proposal to restore Area 6 to agricultural land was a key requirement in the consideration of the planning application. The method of restoring the site was described in the officer's report;

The void will be backfilled and compacted in layers up to 850mm below the final surface level. Once the profile has been formed, finely graded material (subsoils and quarry wastes), will be spread to 150mm depth across the valley floor and as a blinding layer. The blinding layer will be crowned to allow for surface water runoff. Subsoils from the on-site stockpiles will be spread to a minimum of 350mm depth across the blinding layer, then subsoiled prior to topsoil spreading to a minimum of 350mm depth. Topsoil shall be from on-site stockpiles. The actual depth of soils shall be such that the minimum depths are achieved after settlement. The final land surface would be at the same level as the pre-extraction levels and would be lightly domed to avoid surface water ponding. It is intended that area 6 is returned to agriculture, as Grade 3a agricultural land within a framework of hedgerows and woodland.

7.7 The requirements for restoring the site set out in the following conditions of permission reference C8/45/13AL/PA;

Condition 2

The planning permission hereby granted is valid only for 8 years from the date of this decision notice, after which time operations in relation to mineral extraction shall be discontinued and the land restored entirely by 1 January 2030 in accordance with restoration aftercare proposals detailed under Conditions 30 & 31.

Condition 30

The restoration of the site shall be completed by 1 January 2030 and shall be carried out in accordance with the details contained in the 'Restoration Proposals, Aftercare and Management Plan' dated August 2016 and the Restoration Proposals Plan (ref: M/WE/275/10) dated August 2016 as superseded by the restoration Masterplan to be approved under Condition 31.

Condition 31;

Within 18 months of the date of this planning permission, a restoration Masterplan for the total area of land under the control of Applicant as referred on the Application Plan ref. WEQ/16-01, dated July 2016 (including details regarding the area of the re- located industrial units) shall be submitted for approval by the County Planning Authority. The Masterplan shall detail the final landform and after use and details of mitigation and enhancement measures. Thereafter the Quarry which shall be restored in accordance with the approved Masterplan.

Condition 33;

Nothing other than the following inert materials shall be tipped on the site in relation to the restoration of Area 6: Topsoil (uncontaminated), subsoil (uncontaminated), stone, clay, sand (excluding foundry sand), brickwork, breeze blocks and mortar, fired pottery, china, tiles and ceramics (excluding moulds), concrete (reacted) including steel reinforcement, weathered tar/bitumen aggregate, gravel, slate, hardcore, silica and silt.

7.8 As set out above the planning permission relating to the extraction of minerals from Area 6 includes a statutory obligation to return the site to agricultural use at original ground levels through the importation of inert materials. Failure to restore the site in accordance with the approved planning permission would lead to enforcement action being undertaken by planning authority. There is therefore a clear obligation to complete the restoration scheme involving importation of inert materials into Area 6 of the Went Edge quarry.

8. Proposal Completed to an Appropriate Standard

8.1 All waste material used within the restoration of Area 6 will have been imported site under the existing EMS which controls how waste is accepted to ensure unsuitable waste is permitted to be deposited in the quarry. In addition, the site will also ensure that the WRAP protocol requirements far as waste type and processing is adhered to.

8.2 A permit for the Recovery operations will also be sought, which will provide a further level of control on the operations.

9. Conclusions

9.1 Went Edge quarry has been granted planning permission to extend the quarry operations into an area known as Area 6 under planning permission reference C8/45/13AL/PA. The planning permission requires Area 6 to be returned to agricultural use at original ground levels following completion of extraction. Went Valley Aggregates and Recycling Limited is seeking to restore the site under the conditions of a bespoke waste recovery permit. This Waste Recovery Plan seeks to demonstrate that the approved restoration scheme should be considered a waste recovery activity.

9.2 This Waste Recovery Plan provides information relating to the benefits of the scheme and demonstrates that the use of non-waste materials would still render the operations for infilling to be financially viable, should secondary aggregates produced at the site be utilised as an alternative. On this basis it is clear the scheme meets the tests set out by the Environment Agency that there is financial gain or other worthwhile benefit by using non-waste materials and there are clear obligations to complete the restoration scheme.

Appendix I

Planning Permission C8/45/13 AL/PA

TOWN AND COUNTRY PLANNING ACT 1990

NORTH YORKSHIRE COUNTY COUNCIL

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

To: Mr Russel Meakin
Went Valley Aggregates and Recycling Limited
Went Edge Quarry
Went Edge Road
Kirk Smeaton
Pontefract
WF83LU

C/o: Mr John Carlon
Cromwell Wood Estate Company
Butterfield House
59 Oakenshaw Lane
Walton
Wakefield
WF2 6NJ

The above-named Council, being the Local Planning Authority for the purposes of your application accompanied by an Environmental Statement dated 20 September 2016 in respect of the application for the 8 hectare extension to the existing limestone quarry into Area 5 & 6 from the current working Area 4 and east in Area 7 to 20 metres AOD to provide 4.4 million tonnes of limestone and restore the site with engineering fill from the existing waste treatment facility to create 1 in 2.5 slopes against the exposed face at Went Edge Quarry, Went Edge Road, Kirk Smeaton, Selby, WF8 3LU have considered your said application

- **HAVING** first taken into consideration the environmental information (including the Environmental Statement, as well as further information submitted by the applicant, which includes such information as is reasonably required to assess the environmental effects of the development and which the applicant could be reasonably required to compile and duly made representations about the environmental effects of the development) pursuant to Regulation 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and

- **HAVING CONSIDERED** the development to comply with the Development Plan for the area and there being no material considerations to indicate a decision other than in accordance with the Development Plan; and

- **HAVING SECURED** a Section 106 Legal Agreement providing for the following matters:
  i. Restoration, Aftercare and Management Plan;
  ii. Setting up of a Local Liaison Committee; and
  iii. A Traffic Route Agreement that all lorries in or out of the site drive immediately to/from the A1.

FOR RIGHTS OF APPEAL PLEASE SEE END OF DECISION NOTICE

have **GRANTED** planning permission for the proposed development:

- **SUBJECT TO THE FOLLOWING CONDITIONS** imposed for the reasons thereafter given:

Conditions:

Duration of Permission

1. The development hereby permitted shall be implemented no later than the expiration of three years from the date of this decision. Written notification of the commencement of the development shall be forwarded to the County Planning Authority within seven days from the commencement.

2. The planning permission hereby granted is valid only for 8 years from the date of this decision notice, after which time operations in relation to mineral extraction shall be discontinued and the land restored entirely by 1 January 2030 in accordance with restoration aftercare proposals detailed under Conditions 30 & 31.

Definition of Development

3. The development hereby permitted shall be carried out in strict accordance with the Application Form, dated 16 November 2016; and the list of 'Approved Documents' at the end of the Decision Notice and the following conditions which at all times take precedence.

Limitations To and Control of The Development

Withdrawal of Permitted Development Rights

4. Notwithstanding the provisions of Town & Country Planning (General Permitted Development) Order 2015 or any other order revoking or re-enacting the order, no plant or buildings shall be erected within the application site without the prior grant of planning permission by the County Planning Authority.

Local Amenity

Hours of working

5. There shall be no minerals extraction, processing, vehicle movements, soil stripping, infilling or works in relation to restoration carried out at the site except between the following times:
   07:00 – 19:00hrs Monday to Friday
   07:00 – 13:00hrs Saturdays.
   And at no times on Sundays and Bank (or Public) holidays.

Noise

6. The drilling of vertical holes and blasting shall not take place except between the hours of 09:00 hours and 17:00 hours Monday to Friday.

7. Prior to the drilling of vertical holes and the blasting the operator shall notify occupiers of properties on Jackson Lane of the date and times that drilling and blasting shall take place.

8. Blasting operations shall be designed and executed such that resultant ground vibration levels shall not exceed a peak particle velocity of 6mm/second at any properties on Jackson Lane and the property of 'The Cottage'.

9. Within 1 month of the date of this planning permission and prior to the commencement of mineral extraction within Area 6 & 7, a scheme for the monitoring of blasting shall be submitted to and approved by the County Planning Authority. Thereafter monitoring shall be undertaken in accordance with the approved scheme and if the results of monitoring show that the limit as stated in Condition Number 8 above is exceeded, blasting practice at the site shall be modified to ensure compliance with the limit specified in Condition Number 8.

10. All plant, machinery and vehicles used on any part of the site shall be fitted with effective noise attenuating equipment which shall be regularly maintained. Where plant, machinery and vehicles are operating in proximity to residential properties, non-audible reverse or white noise warning alarm systems shall be deployed.

11. The equivalent continuous noise level due to operations at the quarry during day time hours (07:00-19:00) shall not exceed the background noise level (LA90) by more than 10dB(A) at any residential premises. Measurements shall be hourly LAeq measurements and be corrected for the effects of extraneous noise.

12. In the event that any noise levels specified in Condition 11 are exceeded, those operations at the site causing the excessive noise shall cease immediately and steps taken to attenuate the noise level to ensure compliance with the provisions of Condition 11.

13. Notwithstanding the noise limits imposed within Condition 11 a temporary daytime noise limit of up to 70 dB(A) LAeq,1hour (free-field) at any residential premises is permitted for up to 8 weeks in a calendar year to facilitate essential site preparation and restoration work such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds, construction of new permanent landforms and aspects of site road maintenance.

Air Quality

14. All vehicles involved in the transport of mineral from the site shall be securely sheeted in such a manner as no material may be spilled on the public highway.

15. Steps shall be taken to ensure that the site is operated at all times to minimise dust emissions, and in particular during periods of high winds. Such measures shall include the spraying of roadways and stockpiles and discontinuance of soil movements during periods of high winds.

16. In accordance with the Dust and Air Quality Assessment, dated April 2016, in the event that an assessment of dust emissions and/or the results of formal monitoring indicate that additional control measures are required to minimise emissions, proposals for such measures shall be submitted in writing to the County Planning Authority. The measures subsequently approved in writing by the County Planning Authority shall be implemented within such period as may be required by the County Planning Authority.

Protection of the Natural Environment

17. The development hereby permitted shall be carried out in strict accordance with the 'Ecological Impact Assessment', dated September 2016 and the mitigation measures detailed within Paragraphs 8.2.1 to 8.6.5.

18. No excavation within Areas 5, 6 & 7 shall take place below 20 metres AOD at any time.

19. No de-watering shall take place at the site.

20. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Archaeology

21. Within 1 month of the date of this planning permission and prior to the commencement of mineral extraction within Area 6, a Written Scheme of Investigation shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include an assessment of significance and research questions; and
    - i) The programme and methodology of site investigation and recording;
    - ii) Community involvement and/or outreach proposals;
    - iii) The programme for post investigation assessment;
    - iv) Provision to be made for analysis of the site investigation and recording;
    - v) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
    - vi) Provision to be made for archive deposition of the analysis and records of the site investigation; and
    - vii) Nomination of a competent person or persons/organisation to undertaken the works set out within the Written Scheme of Investigation.

    No development shall take place other than in accordance with the approved Written Scheme of Investigation.

22. Within 6 months of completing the archaeological field investigations in Area 7, a report which shall comprise of an assessment of the archaeological remains recovered from the site and an outline of the subsequent programme of analyses, publication (including a date for publication) and archiving, shall be submitted to and approved in writing by the County Planning Authority. The programme of analyses, publication and archiving shall thereafter be carried out in accordance with the details thus approved, and in accordance with a timetable agreed in writing with the County Planning Authority.

Soil Stripping and Management

23. No soils shall be stripped, moved, placed or removed unless in a dry and friable condition. During soil stripping, placement and removal, machinery shall be routed so as to avoid compaction of such soils.

24. All topsoil and subsoil shall be permanently retained on site and until used in restoration.

25. Topsoil and subsoil shall each be stripped separately to their full depth, taking care that they do not mix.

Traffic and Highways

26. There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at Went Edge Road. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during operations.

27. The total number of HGV vehicle movements associated with the mineral extraction and restoration shall not exceed 220 per day.

28. The existing wheel wash facilities shall be kept in full working order at all times. All vehicles involved in the transport of materials or finished products to or from the site shall be thoroughly cleaned before leaving the site so that no mud or detritus are deposited on the public highway.

Abandonment

29. In the event that mineral extraction ceases on site for a period in excess of 12 months before the completion of the development, a revised scheme of restoration and landscaping shall be submitted to the County Planning Authority for approval within 12 months of the cessation. The approved scheme shall be implemented in accordance with the programme to be included within that scheme.

Restoration and after-care

30. The restoration of the site shall be completed by 1 January 2030 and shall be carried out in accordance with the details contained in the 'Restoration Proposals, Aftercare and Management Plan' dated August 2016 and the Restoration Proposals Plan (ref: M/WE/275/10) dated August 2016 as superseded by the restoration Masterplan to be approved under Condition 31.

31. Within 18 months of the date of this planning permission, a restoration Masterplan for the total area of land under the control of Applicant as referred on the Application Plan ref. WEQ/16-01, dated July 2016 (including details regarding the area of the re-located industrial units) shall be submitted for approval by the County Planning Authority. The Masterplan shall detail the final landform and after use and details of mitigation and enhancement measures. Thereafter the Quarry which shall be restored in accordance with the approved Masterplan.

32. Every 12 months from the date of this permission or at such other times as may be agreed in writing with the County Planning Authority, a review of the previous year's landscaping, working, restoration and aftercare shall be carried out in conjunction with a representative of the County Planning Authority. The review shall take account of any departure from the scheme approved under Condition 30 and a revised

scheme shall be submitted to the County Planning Authority for approval providing for the taking of such steps as may be necessary to continue the satisfactory landscaping, working, restoration and aftercare of the site including the replacement of any tree or shrub which may have died, been removed or become seriously damaged or diseased. Thereafter all such works shall be carried out in accordance with the approved schemes.

33. Nothing other than the following inert materials shall be tipped on the site in relation to the restoration of Area 6: Topsoil (uncontaminated), subsoil (uncontaminated), stone, clay, sand (excluding foundry sand), brickwork, breeze blocks and mortar, fired pottery, china, tiles and ceramics (excluding moulds), concrete (reacted) including steel reinforcement, weathered tar/bitumen aggregate, gravel, slate, hardcore, silica and silt.

Record of Planning Permission

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

Reasons:

1. In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. To reserve the rights of control by the County Planning Authority to ensure the restoration of the land with the minimum delay in the interests of amenity and protecting the character of the area.

3. To ensure the development is carried out in accordance with the application details.

4.-5. To reserve the rights of control by the County Planning Authority in the interests of protecting local amenity.

6.-16. (incl.) In the interests of protecting local amenity.

17. To protect the nature environment.

18.-19. To ensure that the water resource is protected from pollution.

20. To prevent pollution.

21. -22. The site is of archaeological interest.

23.-25. To safeguard the topsoil and subsoil resource in the interests of achieving a high standard of restoration of the site.

26. In the interests of both vehicle and pedestrian safety and the visual amenity of the area.

27.-28. In the interests of highway safety and amenity.

29. To conserve and/or enhance the natural features and character of the site and to both offset the impact on wildlife experienced during the working of the mineral and to

maximise the opportunity for securing positive benefits for nature conservation once mineral workings cease.

30.-33. To secure a good standard of progressive restoration in the interests of amenity and protecting the character of the area.

34. To ensure that site personnel are aware of the terms of this planning permission.

Informatives

Removal of Waste

1. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

Importation of Waste

2. If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from the Environment Agency. The applicant is advised to contact the Environment Management team on 03708 306 306 or refer to guidance on our website http://www.environment-agency.gov.uk/subjects/waste

Restoration plan

3. If the current restoration proposals change and any other waste types (hazardous or non-hazardous) are proposed that are not identified in the Restoration Proposals, Aftercare and Management Plan, a further water risk assessment will be required.

Abstraction license

4. The applicant has indicated the use of water on site for activities including dust suppression, wheel washing and the watering of public roads, but there doesn't seem to be any indication of where this water is sourced. The site does not currently benefit from an abstraction license and if this water is taken from the local environment (either from surface water or groundwater) and is required in quantities exceeding 20 cubic metres per day, the applicant will need to apply for a license.

Dewatering

5. The applicant has indicated that the water table is below the base of the quarry and that standing water is not actively removed, which suggests that no dewatering is carried out on site. However, it is worth noting that the abstraction licensing exemption on quarry dewatering is due to be removed in 2017, which means that if the operation changes in future and dewatering has to be carried out, the applicant will need to apply for an abstraction license.

Historic Landfill

6. The Environment Agency have records of an historic landfill in the area of the Smeaton Industrial Park. It is noted that this area is not included within the red line site boundary, however, the operator must ensure that the historic landfill is not affected or its stability compromised as a result of their works.

Approved Documents:

Reference:	Date	Title
---	16 November 2016	Application Form
---	September 2016	Environmental Statement
---	September 2016	Environmental Statement Non-Technical Summary
---	16 September 2016	Covering Letter from Cromwell Wood Estate Company Ltd
---	August 2016	Planning Statement
WEQ/16-01	July 2016	Application Plan
WEQ/16-04	July 2016	Phasing and Cross Section Positions
WEQ/16-06	July 1016	Total Excavation of Area 5
WEQ/16-07	July 1016	Total Excavation of Area 6
WEQ/16-08	July 1016	Total Excavation of IDO Area
WEQ/16-09	July 1016	Total Excavation of Area 7
WEQ/16-10	July 1016	Restoration Design
---	12 September 2016	Ecological Impact Assessment
---	27 February 2017	Noise Impact Assessment
---	February 2017	Limestone Blasting Report & Appendix
M/WE/275/10	August 2016	Restoration Proposals
	August 2016	Restoration Proposals, Aftercare and Management Plan

Date: 4 September 2018

……..……..….

The Corporate Director, Business and Environmental Services

NOTE :-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed development is situated; or of obtaining approval under any other byelaws, local acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

RIGHTS OF APPEAL

(1) 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 under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

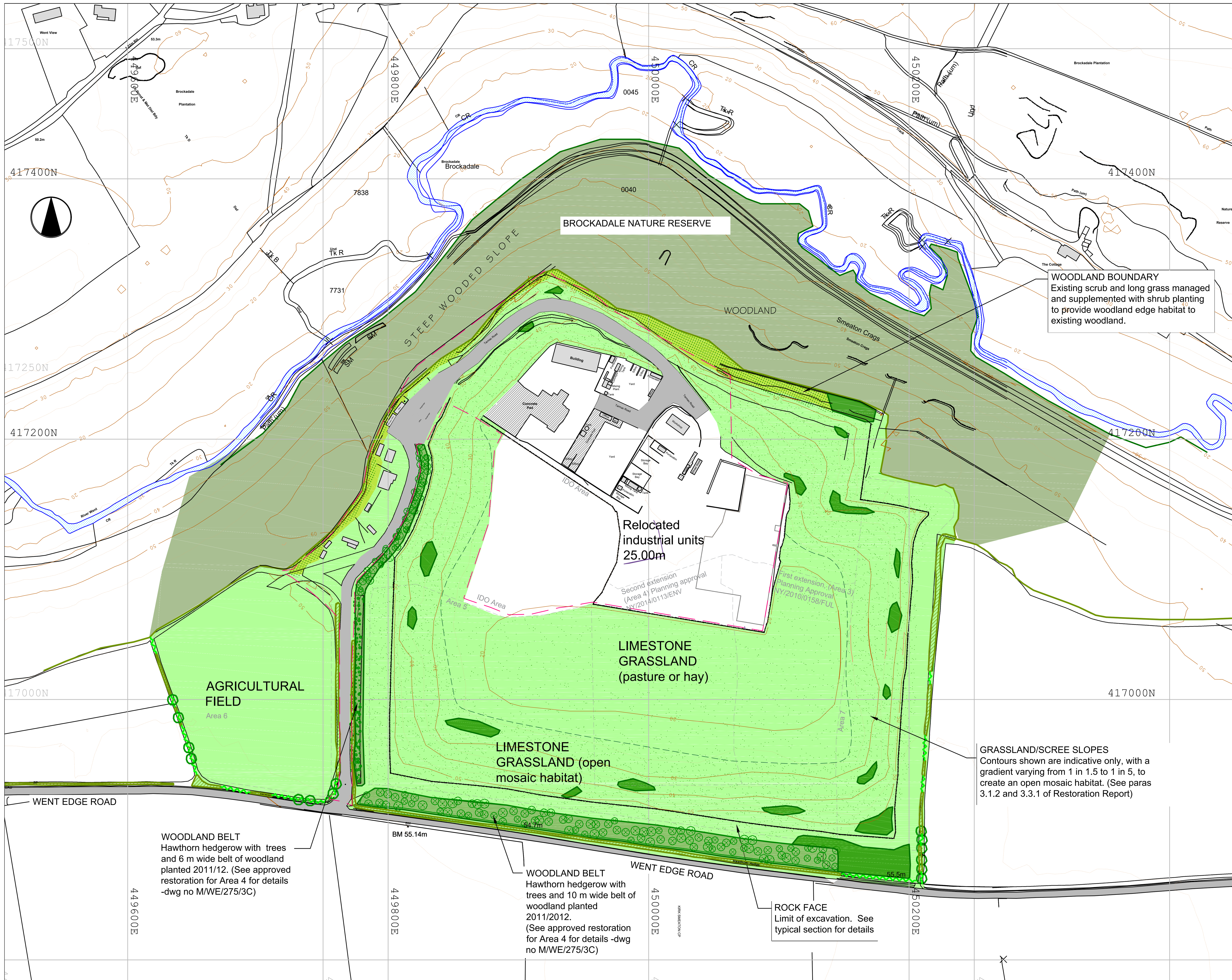
The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the county district in which the land is situated, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix II

Restoration Masterplan Site Reference M/WE/275/10



PLANTING SCHEDULES

WOODLAND MIX-surface level

%age	Plant Name	Ht (cm)	Form/Root
10	Acer campestre	40-60cm	Transplant/BR
10	Betula pendula	40-60cm	Transplant/BR
10	Fagus syvatica	40-60cm	Transplant/BR
5	Ilex aquifolium	30-45cm	2L pot
10	Prunus avium	40-60cm	Transplant/BR
20	Quercus robur	40-60cm	Transplant/BR
5	Sorbus aucuparia	40-60cm	Transplant/BR
10	Corylus avellana	40-60cm	BR
10	Prunus spinosa	30-40cm	BR
5	Rosa canina	40-60cm	BR
5	Viburnum opulus	40-60cm	BR

Existing soils cultivated to provide a seed bed, then seeded with a low-demanding grass mix prior to tree planting. Area ripped at 2m centres to 450mm depth. Plants notch-planted at 2m centres in single species groups of 3-12

SCRUB/WOODLAND MIX-quarry void

%age	Plant Name	Ht (cm)	Form/Root
10	Acer campestre	40-60cm	Transplant/BR
10	Betula pendula	40-60cm	Transplant/BR
5	Malus sylvestris	40-60cm	Transplant/BR
5	Quercus robur	40-60cm	Transplant/BR
5	Sorbus aucuparia	40-60cm	Transplant/BR
7.5	Clematis vitalba	40-60cm	BR
15	Crataegus monogyna	30-40cm	BR
10	Corylus avellana	40-60cm	BR
5	Euonymus vulgare	30-40cm	BR
10	Prunus spinosa	30-40cm	BR
5	Rhamnus cathartica	40-60cm	BR
7.5	Viburnum opulus	40-60cm	BR

HEDGEROW

%age	Plant Name	Height	Form/Root
2.5	Clematis vitalba	40-60cm	BR
10	Corylus avellana	40-60cm	BR
65	Crataegus monogyna	30-40cm	BR
5	Ligustrum vulgare	30-40cm	BR
5	Ilex aquifolium	40-60cm	2L pot
10	Prunus spinosa	30-40cm	BR
2.5	Rosa canina	40-60cm	BR

All planted in a double staggered row at 450mm centres (5No per linear metre)

HEDGEROW TREES

%age	Plant Name	Form/Root
20	Acer campestre	Feathered 175-200cm ht/rootballed
15	Fagus sylvatica	Feathered 175-200cm ht/rootballed
10	Malus sylvestris	Feathered 175-200cm ht/rootballed
40	Quercus robur	Feathered 175-200cm ht/rootballed
15	Tilia cordata	Feathered 175-200cm ht/rootballed

Planted in groups of 2 - 5 at approximately 50 linear metre intervals along the hedgerow.

SEED MIXES

Proposed limestone grassland - pasture or hay.
Seeded with a 'green hay' method using hay cut from Brockadale Nature Reserve or similar local area. (See para 3.3 in Restoration Report)

Proposed limestone grassland - open mosaic habitat.
Left to natural regeneration.

Soil bunds
A fescue:bent: ryegrass mix. Germinal A15 or similar approved sown at 25gm/m²

Area 6
A fescue:bent: ryegrass mix. Germinal A15 or similar approved sown at 25gm/m²

Proposed woodland areas at surface.
A fescue:bent mix. Germinal A4 or similar approved sown at 25gm/m²

NOTES.

To be read in conjunction with Restoration Report dated 6thAugust 2016

Contours shown are indicative only. Actual levels will depend on inspection of void following excavation to select stable rock faces, fisures, areas of loose rock or scree, benches suitable for creation of a range of habitats from bare, vertical rock faces to areas suitable for scrub planting or limestone grassland.

KEY

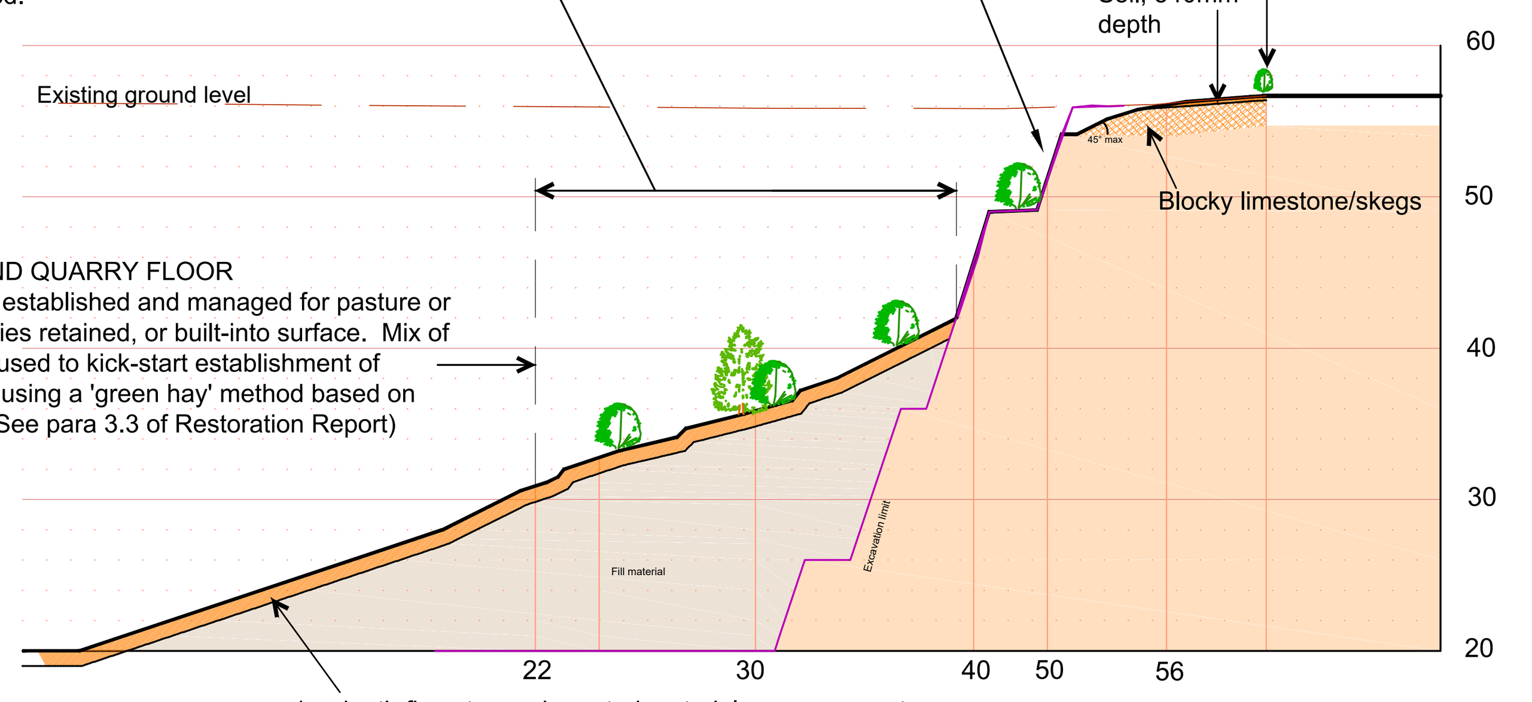
- Existing woodland
- Existing scrub and long grass
- Existing hedgerow.
- Prposed hedgerows and hedgerow trees. (See schedule for details)
- Proposed woodland. (See schedule for details)
- Proposed limestone grassland (See para 3.3 of Restoration Report for details)
- Proposed agricultural grassland (See paras 41, 4.2 of Restoration Report for details)
- Proposed contours at 5m intervals. (Indicative only)
- Rock face. Limit of excavation shown. Actual position of face will be varied according to the nature of the rock, considering stability and suitability for habitat creation. See Dwg no CF/WE/275/9 for illustrative sections
- Limit of proposed future industrial area (based on current area used for industry on IDO area)

TYPICAL SECTION THROUGH QUARRY SIDES
Scale 1:200

GRASSLAND/SCREE SLOPES
Gradient varying from 1 in 1.5 to 1 in 3, to create irregularity of slope, with shelves, crags, scree slopes, areas of stone skegs and smoother, more level areas of finer materials. Left largely to natural regeneration with small pockets of trees and shrubs planted.

ROCK FACES, SCREE SLOPES AND BENCHES
Upper parts of faces selected for stability and potential habitat interest to provide limestone crags varying between 2 and 8m high. Tops of faces graded back into natural soils in places,(see Quarry Edge Treatments, dwg no M/WE/275/9 and para 3.2.4 of Restoration Report)

LOWER SLOPES AND QUARRY FLOOR
Limestone grassland established and managed for pasture or hay. Minor irregularities retained, or built-into surface. Mix of soil and quarry fines used to kick-start establishment of limestone grassland, using a 'green hay' method based on local seed sources (See para 3.3 of Restoration Report)



1m depth fines to cap imported material or quarry waste. Fines to be made up from quarry waste, mixed with other appropriate limestone substrate mix, as available

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client: WENT VALLEY AGGREGATES AND RECYCLING LTD

project: WENT EDGE QUARRY PROPOSED EXTENSION INTO AREA 5, AREA 6 AND AREA 7

drawing title: RESTORATION PROPOSALS

scale	date	drwn by	drawing no
1:2000 @ A1	Aug 16	CTF	M/WE/275/10

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