

# Proposed Extension to Linhay Hill Quarry

## Topics for Conditions

### Introduction

1.1 National Planning Policy Framework states “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions” (Para 203). The NPPF goes on to state (para 206) that

*“Planning conditions should only be imposed where they are:*

- *necessary;*
- *relevant to planning and;*
- *to the development to be permitted;*
- *enforceable;*
- *precise and;*
- *reasonable in all other respects.”*

1.2 The policy requirement above is referred to in Planning Practice Guidance as the six tests.

1.3 Existing planning permissions already contain a long list of conditions for all aspects of the quarry operations, and recent monitoring visits by the DNPA have found that the quarry is being operated in compliance with all relevant conditions. The remainder have either been discharged, or do not yet apply.

### Suggested topics for conditions

1.4 ***Without Prejudice***, a list of suggested Topics for Conditions is set out below. The structure of the topics is broadly based on those attached to planning permission 87/0683/31/3D.

1.5 This will evolve during the time that the planning application is being considered by the DNPA, with a view to draft wording for conditions under each heading being completed in time to be included in the Officer’s Planning Report to the DNPA Committee.

### Time limits

1. Start
2. Finish

### Phasing / Order of Development

1. Stages 0-6
2. Landscape Restoration and Aftercare

### Submission of details

**Overall:** Submission of each scheme before implementation of that scheme, as condition 12 of 87/0683/31/3D, rather than submission of all schemes.

1. New woodland planting
2. New hedgerows
3. Topsoil stripping and storage areas
4. Construction and landscaping of the bunds (Separate submissions for Stages 1 and 2)
5. Surface water drainage
6. CEMPs for Stage 0 and Stages 1-5 (Separate submissions for each Stage)
7. Outline Land Management Strategy
8. Tree Mitigation Strategy (Separate submissions for each Stage)
9. Details of raising sides of Balland Settling Pond and subsequent capping (2 sets of details).

## **Working hours – Construction**

1. Overburden stripping and construction of bunds Stages 1-4

## **Working hours – operation**

1. Tipping on existing tip
2. Winning and working of minerals

## **Noise limits**

1. For overburden stripping and construction of bunds Stages 1-2
2. For overburden stripping (Stages 3-4)
3. For normal operation
4. For mobile plant in final part of stage 5

## **Dust control**

1. Dust control measures

## **Control of blasting**

1. Blast drilling at shallow depths close to nearest dwellings Stages 1-4
2. Blast control measures – limit of ppv/s and air overpressure.

## **Monitoring**

1. Noise
2. Dust
3. Landscape and biodiversity monitoring (as in Outline Land Management Strategy)
4. Hydrological monitoring

## **General**

1. Community Liaison Group
2. Adherence to approved details
3. Depth limit
4. Implementation of Landscaping Strategy
5. Implementation of Ecological Mitigation and Enhancement Strategy, includes Hedgerow Relocation Methodology.
6. Archaeological Watching Brief and hedgerow recording
7. Other conditions as 87/0683/31/3D

## **Restoration**

1. Progressive Restoration
2. Submission of scheme for Final Restoration
3. Prior cessation
4. Aftercare