



Transport Summary  
Waddington Fell Quarry  
Armstrongs Aggregates Ltd.

Document Reference: 200/19--R1.1 - Transport Summary



Minerals  
Waste  
Environment

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**Site / Project:** Waddington Fell Quarry  
**Client:** Armstrongs Aggregates Ltd.

### Document Versions

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1.1	Draft	24/11/2020
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**Prepared by:** CH  
**Checked by:** MS / JMS  
**Approved by:** CH Director

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## 1. Introduction

- 1.1 The Mineral Planning Group Ltd (MPG) have been instructed by Armstrongs Aggregates Ltd to prepare a planning application and supporting statement for a revised and improved restoration scheme at Waddington Fell Quarry ('The Site').
- 1.2 The revised restoration scheme would incorporate some 1.5 million tonnes of tunnel arisings from the proposed Bowland and Marl Hill sections of the wider Haweswater Aqueduct Resilience Programme (HARP). Planning applications for these sections are scheduled to be submitted some time in 2021. The tunnel / aqueduct is some 109km long and will provide drinking water to people and businesses in the North West of England.

## 2. Site Description

- 2.1 Waddington Fell Quarry (WFQ) is a 25Ha sandstone quarry located some 4km north of the village of Waddington, Lancashire.
- 2.2 The site has the benefit of planning permission (ref: 03/06/0095) for the extraction of sandstone and restoration to biodiverse habitats by 2023.
- 2.3 The Site is accessed off Slaidburn Road (B6478) and is comprised of a weighbridge / site office, parking area, mineral processing area, some 10Ha of naturally regenerated habitats, water bodies and an active 10Ha extraction area.
- 2.4 The Site is surrounded by open moorland and is located within The Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2.5 The Site produces both building (dimension) stone and aggregates. The building stone products are used in the maintenance of heritage assets and to preserve / protect the local distinctiveness of the nearby, stone-built, towns

and villages where new development is consented. The aggregates produced at WFQ are primarily used in building and construction works.

### **3. Proposed Operations**

- 3.1 The proposed amendments to The Site's restoration scheme do not necessitate any changes to the current mineral extraction operations or day-to-day ancillary mineral processing / handing operations.
- 3.2 The proposals seek to diversify and improve the final habitats and landforms at WFQ upon restoration through the importation of suitable engineering material from the HARP Bowland and Marl Hill Section's tunnel arisings to create topographically diverse landforms.
- 3.3 Therefore, the principles of the current, approved, restoration scheme will be carried forward (biodiverse habitat creation) but with less emphasis being placed on forming one large water body in the base of the site surrounded by bare ground.
- 3.4 Naturally regenerated areas which have been populated by locally appropriate vegetation will remain in-situ.
- 3.5 The HARP Bowland and Marl Hill tunnel will be excavated in close proximity to WFQ (<3km) from which the arisings will be brought to surface at 3 No. local UU compounds before being loaded into HGVs and brought to site for emplacement.
- 3.6 The arisings will be transported directly to the base of The Site where they will be deposited in phases and compacted by tracked excavator or dozer. The process is then repeated in 'lifts' until the final approved restoration profile is achieved.

### **4. Transport Summary**

## Existing Conditions

- 4.1 WFQ and the HARP Bowland and Marl Hill tunnel compounds are located on (or immediately adjacent to) the B6478 (Slaidburn Road) which is a single carriageway, national speed limit, highway connecting the villages of Newton in Bowland (NiB) to the north and Waddington (WTN) to the south. To the north of NiB is the wider Forest of Bowland AONB including the villages of Slaidburn and Dunsop Bridge and to the south beyond Waddington is the large market town of Clitheroe.
- 4.2 The length of the B6478 to be used in the delivery of tunnel arisings to WFQ is some 6.5Km as shown at Appendix A. It should be noted that no towns or villages are passed along the length of the B6478 to be utilised.
- 4.3 The length of highway to be utilised approaching WFQ from the south is characterised as being straight with good long-range visibility (several hundred metres) in both directions.
- 4.4 The length of highway to be utilised approaching WFQ from the north is not as straight as the southern approach as the highway negotiates the localised topography.
- 4.5 There are a cattle-grids at GR: SD 70848 48402 & SD 71875 48052 which are the only points along the identified route where road users may have to yield to oncoming traffic.
- 4.6 WFQ's current permitted vehicles movements are (Copy Planning Permission at Appendix B):
- Averaged over one year, no more than 60 HGVs shall leave the site in any one working day.
  - No more than 85 HGVs shall leave the site on any one day.

- 4.7 It is proposed to, temporarily, increase HGVs leaving the site to a maximum of 175 in any one day with an average daily limit of 105. These uplifted figures are only anticipated to be necessary for a one-year period (during the simultaneous TR3 & TR4 tunnel drives) after which the limits would reduce to 100 and 65 respectively for the remainder of WFQ's permitted restoration period.
- 4.8 No HGVs are permitted to leave WFQ before 7am, this principle is to be retained in the revised restoration scheme application.

### Highway Impact Note

- 4.9 The routing strategy attached at Appendix A, prepared by UU, clearly demonstrates how all nearby towns and villages can be avoided by utilising WFQ as the receptor for HARP Bowland and Marl Hill section tunnel arisings.
- 4.10 The transport of tunnel arisings to WFQ from the tunnel compounds will operate as a 'closed loop'. HGVs departing a given tunnel compound will be driven directly to the quarry before returning to one of the 3 No. compounds.
- 4.11 Between 1999 and 2019 there have been 3 No. incidents, involving goods vehicles, on the adopted highway network to be used in the transport of tunnel arisings to WFQ from the tunnel compounds. 2 No. have been classified as minor and 1 No. as severe, there have been no fatalities involving goods vehicles.
- 4.12 WFQ has been operational (in some capacity) since, at least, 1850 and on a scale comparative to today's operations since the 1970s. The presence of quarry HGVs on the immediate highway network is, therefore, well-established.
- 4.13 WFQ has an effective and well-maintained bell-mouth entranceway with good visibility in both directions.

- 4.14 WFQ's entrance is clearly marked by highway signage on the approach to The Site from both the north and south along the B6478.
- 4.15 The proposed increase in HGV movements would constitute a temporary uplift in goods vehicles on the local highway network, ceasing in 2033 at the latest, but more likely before the end of 2030.
- 4.16 We understand that the wider highway implications of the HARP have been /continue to be assessed by the applicant. Furthermore, it is understood (and readily demonstrable) that the alternative, i.e. not utilising WFQ to accept the HARP Bowland and Marl Hill tunnel arisings, would lead to substantial detrimental impact to the highway network by virtue of transporting the material through towns and villages and over long-distances to operational sites elsewhere in the region.
- 4.17 The transportation of material to WFQ is embedded in the Transport Assessment for the Bowland and Marl Hill planning applications and as such LCC Highways and the LPA will have the opportunity to scrutinise the acceptability of the proposals, in detail, upon submission of those applications. The proposed importation of material to WFQ is solely from these aspects of the HARP and would not otherwise take place.

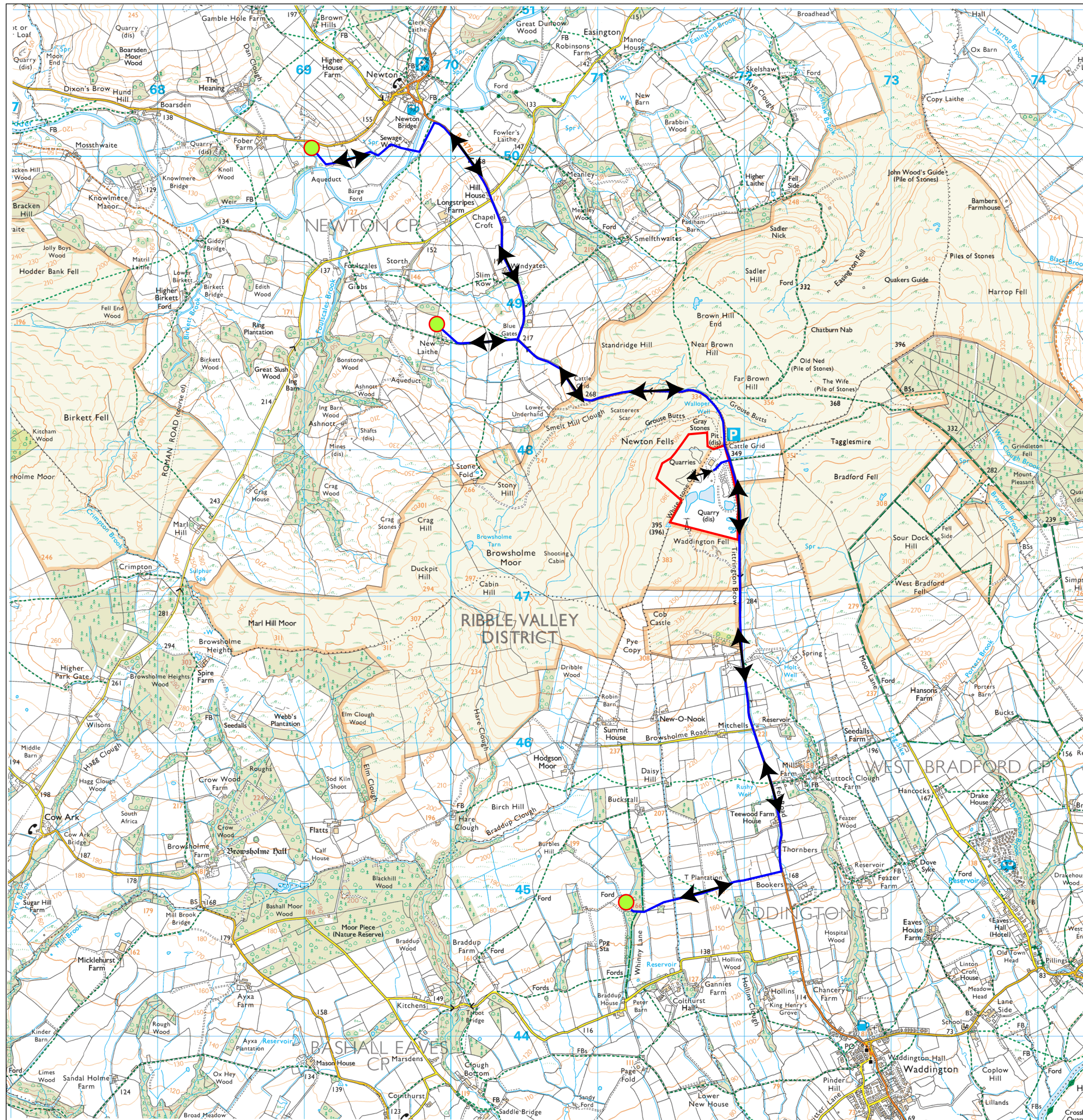
## 5. Summary and Conclusions

- 5.1 It is proposed to amend and enhance WFQ's restoration scheme through the importation of, as-dug, tunnel arisings from the UU HARP Bowland and Marl Hill sections.
- 5.2 The proposed routing strategy identified by UU (Appendix A) circumvents local towns and villages, creating a closed loop between the quarry and tunnel compounds.
- 5.3 The uplift in HGV movements on the local highway network is temporary, ceasing in 2033 at the latest, but more likely before 2030.
- 5.4 The presence of HGVs on the local highway network is well-established as WFQ has been operational since the 19<sup>th</sup> century, and on a substantial scale since the 1970s.
- 5.5 The temporary uplift in HGV numbers on the immediate highway network surrounding WFQ is reasonably considered to be, by far, the least impactful means to facilitate transportation of arisings away from the HARP. The alternative would be to transport the tunnel arisings through local towns and villages over much greater distances to regional landfill or redevelopment sites; generating increased CO<sub>2</sub> emissions, adverse impact upon amenity and highway safety.






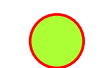


Appendix A  
UU HARP Routing Strategy



### Drawing Title:

Transport Routing Plan - Transport Summary

Key:

-  Waddington Fell Quarry
-  HARP Tunnel Compound
-  HGV Direction of Travel
-  Access Route

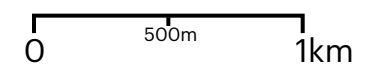
Notes:

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Scale:



Client:

Armstrongs Aggregates

Site:

Waddington Fell Quarry

Drawing Number:

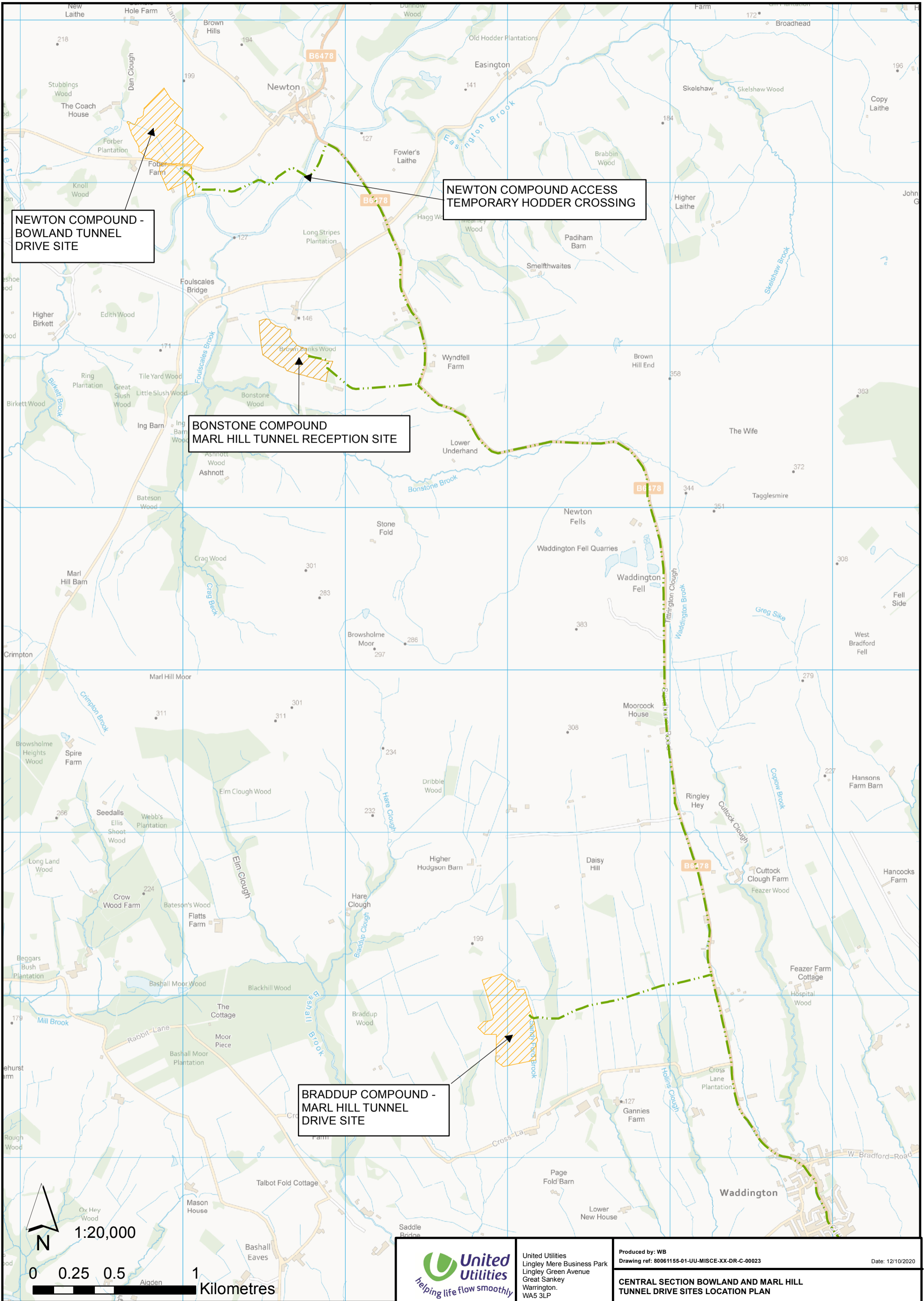
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Date:

26/11/2020

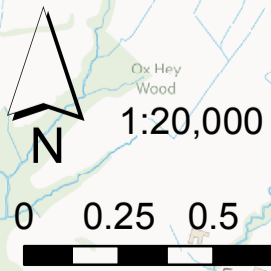


**NEWTON COMPOUND -  
BOWLAND TUNNEL  
DRIVE SITE**

**NEWTON COMPOUND ACCESS  
TEMPORARY HODDER CROSSING**

**BONSTONE COMPOUND  
MARL HILL TUNNEL RECEPTION SITE**

**BRADDUP COMPOUND -  
MARL HILL TUNNEL  
DRIVE SITE**



United Utilities  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
Warrington,  
WA5 3LP

Produced by: WB  
Drawing ref: 80061155-01-UU-MISCE-XX-DR-C-00023

Date: 12/10/2020

**CENTRAL SECTION BOWLAND AND MARL HILL  
TUNNEL DRIVE SITES LOCATION PLAN**



Appendix B  
Waddington Fell Quarry Planning Permission

# PLANNING PERMISSION

*Name and address of applicant*

*Name and address of agent (if any)*

Aggregate Industries Ltd  
High Roads  
Nether Kellet  
Carnforth  
LA6 1EA

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## Part I – Particulars of Application

Date of application: 10/02/06                      Application no.                      03/06/0095

Particulars and location of development:

**Variation of Condition 2 of Permission 03/01/0232, Condition 1 of Permission 03/95/0320 and Condition 2 of Permission 03/95/0360 to permit the continuation of quarrying operations and stone sawing until December 2022. Including the construction of a new building to house stone sawing operations with associated internal haul road stocking and storage areas and landscape and environmental improvements to the existing quarry access from Fell Road at Waddington Fell Quarry, Fell Road, Waddington, Clitheroe.**

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## Part II – Particulars of Decision

The Lancashire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted 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:

### Time Limits

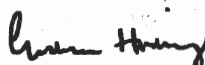
1. The construction of the new building to house stone sawing operations shall commence no later than 3 years from the date of this permission.

*Reason: To conform with Section 91(1)(a) of the Town and Country Planning Act 1990.*

.....continued.....

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Date: 8<sup>th</sup> February 2007



LANCASHIRE COUNTY COUNCIL

EXECUTIVE DIRECTOR OF  
ENVIRONMENT

**Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.**

2. The mining and stone sawing operations authorised by this permission shall cease not later than 31 December 2022. The site shall be progressively restored in accordance with the conditions of this permission with restoration being completed in its entirety by 31 December 2023 or within 12 months from the cessation of mining operations as defined in this permission, whichever is the earlier.

*Reason: To ensure the restoration of the site within a reasonable timescale in the interests of the visual and general amenity of the area and to conform with Policies 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Working Programme**

3. The development shall be carried out, except where modified by the conditions to this permission, in accordance with documents:

(a) The planning application and supporting statement submitted 10 February 2006.

(b) Submitted Plans:

Drawing W20/06 - Current Situation (Nov 2005)

Drawing 1980/07b - Quarry Development Stage 1 (Nov 2005)

Drawing 1980/08b - Quarry Development Stage 2 (Nov 2005)

Drawing 1980/09b - Quarry Development Stage 3 (Nov 2005)

Drawing W20/09 - Saw Shed Layout (Nov 2005)

Drawing W20/08A - Proposed Entrance Improvements and Saw Shed Location (Nov 2005)

(c) The scheme and programme entitled "Method Statement for the Removal and Reuse of Vegetation from the Extension Area at Waddington Fell Quarry" submitted by Penny Anderson Associates and received 16 March 1998.

(d) The Letter entitled "Waddington Fell Quarry - Monitoring" submitted by Penny Anderson Associates and dated 2 April 1998.

(e) All schemes and programmes approved in accordance with this permission.

*Reason: For the avoidance of doubt and to enable the County Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policies 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

4. The direction of working shall be as indicated on Drawing numbers 1980/07b, 1980/08b and 1980/09b dated November 2005 and the working shall be in phases, in numerical order, as indicated on these plans.

*Reason: For the avoidance of doubt and to secure the orderly working of the site in order to minimise its impact on the amenities of the local area and to conform with*

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*Policies 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policy G1 of the Ribble Valley Borough Local Plan.*

#### **Site Operations**

5. A copy of this permission and all the documents referred to in Condition 3 shall be available for inspection at the site office at all times throughout the development.

*Reason: For the avoidance of doubt and to ensure that all site operatives are aware of the planning conditions and to conform with Policy 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

6. The provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment, replacement or re-enactment thereof are excluded and shall not apply to this development. Any development referred to in that part shall only be carried out pursuant to a planning permission granted under Part III of the Town and Country Planning Act 1990 or any amendment, replacement or re-enactment thereof.

*Reason: To maintain the County Planning Authority's control over the development and to safeguard the amenity of local residents and adjacent land users and to conform with Policies 1, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

7. Notwithstanding the levels marked on the submitted plans listed in Condition 3, no mining operations shall take place below a depth of 335 metres AOD.

*Reason: To secure satisfactory restoration and to safeguard local watercourses and drainages and avoid the pollution or derogation of any watercourse or groundwater resource and to comply with Policies 22 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

8. No materials with the exception of dimension stone for the purposes of sawing at the site and soils to be used for restoration purposes shall be brought to the site from elsewhere. The number of loads of dimension stone imported to the site for sawing shall not exceed three in any one seven day period.

The composition of such soils shall be approved in writing by the County Planning Authority before being imported into the site.

*Reason: In the interests of highway safety and amenity and to conform with Policies 22 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

9. No operations or any buildings, structures or erections or the storage of plant, machinery, scrap metal or similar materials, stockpiles or storage of quarry products shall be located or take place on the land outside of the proposed boundary of
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quarrying as indicated on the applicant's submitted plan, ref. W20/06.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2 and 58 of the Lancashire Minerals and Waste Local Plan and Policy G1 of the Ribble Valley Borough Local Plan.*

### **Hours of Working**

10. No mining operations or restoration shall take place outside the hours of:

0630 to 1830 hours, Mondays to Fridays (except public holidays)  
0630 to 1200 hours on Saturdays

No mining operations or restoration shall take place at any time on Sundays or Public Holidays.

This condition shall not, however, operate so as to prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2 and 58 of the Lancashire Minerals and Waste Local Plan and Policy G1 of the Ribble Valley Borough Local Plan.*

11. No stone sawing shall take place outside the hours of:

0730 to 1830 hours, Mondays to Fridays (except Public Holidays)  
0730 to 1300 hours on Saturdays

No stone sawing shall take place at any time on Sundays or Public Holidays.  
This condition shall not, however, operate so as to prevent the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1, 5 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

12. Notwithstanding Condition 10, no heavy goods vehicles, as defined in this permission, shall leave the site before 0700 hours Mondays to Saturdays inclusive.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policy 1 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

13. The use of explosives shall only take place between the hours of 1000 to 1830 hours, Mondays to Fridays and at no other time.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1, 5 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7,*

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*10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Highway Matters**

14. Wheel cleaning facilities shall remain available for use at all times during the development so as to ensure that no debris from the site is deposited by vehicle wheels upon the public highway and shall be maintained in full working order at all times throughout the development.

*Reason: In the interests of highway safety and to conform with Policies 1, 8, and 26 of the Joint Lancashire Structure Plan, Policies 2, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

15. The facilities required under Condition 14 shall be used by all heavy goods vehicles leaving the site.

*Reason: In the interests of highway safety and to conform with Policies 1, 8, and 26 of the Joint Lancashire Structure Plan, Policies 2, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

16. Any internal haul road or private way between the wheel cleaning facilities and the boundary of the site shall, throughout the development, be metalled and drained and kept clear of debris along its entire length.

*Reason: In the interests of highway safety and to conform with Policies 1, 8, and 26 of the Joint Lancashire Structure Plan, Policies 2, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

17. All vehicles transporting minerals from the site of a size less than 200mm in any one direction shall be securely sheeted.

*Reason: In the interests of highway safety and to conform with Policies 1, 8, and 26 of the Joint Lancashire Structure Plan, Policies 2, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

18. A written record shall be maintained at the site office of all Heavy Goods Vehicle movements into and out of the site. Such records shall contain the vehicles' weight, vehicle registration number, and the time and date of the movement and shall be made available for inspection by the County Planning Authority or his representative on request. The record shall be retained for a period not less than 18 months, and kept available for inspection.

*Reason: In the interests of highway safety and the amenity of local residents and to conform with Policies 1, 5, 8, 20 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

19. (a) The average number of heavy goods vehicles leaving the site, in any calendar

year, shall be no more than 60 in any one working day; and

(b) Notwithstanding (a) above, no more than 85 heavy goods vehicles shall leave the site in any one working day.

*Reason: In the interests of highway safety and to conform with Policies 1, 8, and 26 of the Joint Lancashire Structure Plan, Policies 2, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Control of Noise**

20. All plant, equipment and other machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 58 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Dust Control**

21. Measures shall be taken to ensure that no dust or wind blown material is carried on to adjacent property and in particular shall include the watering of all haul and access roads and the spraying of storage heaps or areas as necessary during dry weather conditions.

*Reason: To safeguard the amenity of local residents and adjacent land users and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 58 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Safeguarding of Watercourses and Drainage**

22. Provisions shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

*Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policy 2 of the Lancashire Minerals and Waste Local Plan and Policies G1 and G8 of the Ribble Valley Borough Local Plan.*

23. All foul drainage shall be discharged to a public sewer or sealed tank and the contents of the tank removed from the site completely.

*Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policy 2 of the Lancashire Minerals and Waste Local Plan and Policies G1 and G8 of the Ribble Valley Borough Local Plan.*

24. 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 container's total volume and shall enclose within their curtilage all fill and draw pipes.

*Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policy 2 of the Lancashire Minerals and Waste Local Plan and Policies G1 and G8 of the Ribble Valley Borough Local Plan.*

25. Repair, maintenance and fuelling of plant and machinery shall only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site completely.

*Reason: To safeguard local water resources and drainages and avoid pollution of any watercourses or groundwater resources and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan, Policy 2 of the Lancashire Minerals and Waste Local Plan and Policy G1 and G8 of the Ribble Valley Borough Local Plan.*

#### **Soils and Overburden**

26. All available topsoil, subsoil and peat shall be stripped from any part of the site before that part is excavated or is traversed by heavy vehicles, plant or machinery, or roads, buildings, plant yards or stores are constructed on it. All stripped topsoil, subsoil and peat shall be utilised in the restoration of the site.

*Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policies 1, 5, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

27. No topsoil, subsoil or peat shall be sold or otherwise removed from the site.

*Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policies 1, 5, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

#### **Restoration & Landscaping**

28. The construction of the new building to house stone sawing operations permitted by planning permission 03/06/0095 shall not commence until a detailed scheme and programme for the landscaping of the site based on the proposals shown on Drawing No W20/08A has been submitted to and approved in writing by County Planning Authority. The scheme and programme shall include details of:

(a) The construction of screening mounds including materials to be used, grading, soiling and seeding or other methods for securing vegetation cover.

(b) The planting of tree and shrub screening belts including species to be planted, numbers of plants, layout of planting areas, protection measures and methods of planting.

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- (c) The seeding of any landscaping areas including mixes to be used and rates of application.
- (d) The management of any landscaping areas including maintenance of tree and shrub planting
- (e) The removal of the existing saw shed
- (f) A timescale for the carrying out of the landscaping works identified in this scheme.

All trees and shrubs planted on site shall be protected from any damage and maintained in accordance with the Lancashire County Council Environment Directorate specification entitled "Tree and Shrub Planting with Grass Seeding and Protective Fencing" for a period of 5 years. The approved scheme and programme shall be carried out in its entirety.

*Reason: In the interests of visual and local amenity and the local environment and to conform with Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

29. The saw shed authorised by this permission shall be removed from the site within 12 months from the cessation of mining operations as defined by this permission.

*Reason: To provide for the removal of the saw shed within the approved timescale and in the interest of local and visual amenities and to conform with Policies 1, 5, 8, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10, 36, 57, 58 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

30. Waste materials arising from the mining operations shall only be used in approved restoration and landscaping works.

*Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policies 1, 5, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

31. Stockproof hedges, fences or walls shall be provided and maintained around the perimeter of the sites at all times until the restoration and aftercare period is completed.

*Reason: In the interests of public safety and local agriculture and to conform with Policies 1, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7 and 10 of the Lancashire Minerals and Waste Local Plan and Policies G1 and ENV 1 of the Ribble Valley Borough Local Plan.*

32. Within 1 year from the date of this permission a scheme and programme for the progressive restoration of the site shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall include details of:

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- a) The removal of all plant, machinery, buildings, structures, erections and their foundations, including the removal of all haul roads, subsidiary site roads and hard standing areas.
  - b) The final face profiles giving maximum face heights, minimum bench widths, maximum face gradients and details of restoration blasting.
  - c) The final configuration of the excavation areas and determination of the angles of slope.
  - d) Works for the treatment of the quarry floor and quarry faces so as to leave the quarry in a safe and stable condition.
  - f) The drainage and treatment of silt traps, lagoons and water areas.
  - e) Hydrological and drainage information to demonstrate the level of water what will remain or accumulate in the quarry floor on the cessation of mining.
  - f) The re-spreading of all available soil, subsoils, peat or soil making materials, their treatment and seeding specification.
  - g) The native tree and shrub species to be planted, numbers of plants, layout of planting areas, protection measures and methods of planting.
  - h) The methods to be employed to promote normal plant growth including seeding, fertilizer application and weed control.
  - i) The seeding of any landscaping areas including mixes to be used and rates of application.
  - j) The management of any landscaping areas including maintenance of tree and shrub planting
  - k) A timescale for the carrying out of the phased restoration and landscaping works identified in this scheme.

All trees and shrubs planted on site shall be protected from any damage and maintained in accordance with the Lancashire County Council Environment Directorate specification entitled "Tree and Shrub Planting with Grass Seeding and Protective Fencing" for a period of 5 years. The approved scheme and programme shall be carried out in its entirety.

*Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policies 1, 5, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

#### **Aftercare**

33. Within 1 year from the date of this permission a scheme and programme of aftercare of the site for a period of five years to promote the amenity after-use of the site shall be submitted to the County Planning Authority for approval in writing.
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The scheme and programme shall include details of:

- a) The aftercare of the site following the completion of restoration of each phase as defined in this permission for a period of five years.
- b) Maintenance and management of the restored site to promote its amenity interest.
- c) Scrub clearance where necessary
- d) Maintenance of tree and shrub planting which shall include where necessary replacement of dead and dying species, thinning and weed control.
- e) An annual inspection to be undertaken in conjunction with representatives of the County Planning Authority to assess the aftercare works that are required in the following year.

The approved aftercare works shall be carried out for a period of five years on each phase following the certification in writing that the works of restoration in that phase are complete.

*Reason: To ensure that the site is returned to a beneficial after use and to conform with Policies 1 and 26 of the Joint Lancashire Structure Plan and Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

### **Annual Monitoring**

34. Within one month of each anniversary of the date of this permission until the end of the aftercare period referred to in this permission, a report shall be submitted to the County Planning Authority recording in detail, as appropriate, the operations carried out on the land during the previous 12 months in respect of mineral extraction and measures taken to implement the restoration and aftercare provisions and setting out the intended operations for the next 12 months.

With respect to restoration and aftercare the report shall contain the following:

- i. The data obtained from the monitoring of any vegetation restored after the date of this permission. This shall be carried out by a competent ecologist with previous experience of upland heath vegetation and using methods first agreed with the County Planning Authority; and
- ii. Details of the proposed management of the vegetation referred to in (i) above for the following 12 months.

*Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policies 1, 5, 20, 21, and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV 1 of the Ribble Valley Borough Local Plan.*

35. A topographical survey shall be submitted to the County Planning Authority annually within one month of the anniversary of the date of this permission until the completion of restoration, as defined in this permission. The survey shall have been carried out within the two months preceding the anniversary of the date of this permission and shall consist of a plan drawn to a scale of not less than 1:1250 which identifies all surface features within the site and a 10 metre grid survey identifying levels relating to ordnance datum and is contoured at 1 metre intervals, relating to ordnance datum over all the land where mining operations have taken place.
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*Reason: To enable the County Planning Authority to monitor the site to ensure compliance with the planning permission and to conform with Policy 26 of the Joint Lancashire Structure Plan, Policies 10 and 106 of the Lancashire Minerals and Waste Local Plan and Policies ENV 1 and G1 of the Ribble Valley Borough Local Plan.*

### **Definitions**

For the purpose of this permission the following expressions shall mean:

**Cessation of mining operations** – no mining operations having been carried out for a continuous period of two years.

**Heavy goods vehicle** – a vehicle designed to carry a payload of 1,500kg or more.

**Completion of restoration** – the date the County Planning Authority confirms in writing that the restoration works have been completely satisfactory.

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### **Part III – Summary of Reasons for Grant of Planning Permission**

The variations of conditions will involve a continuation of the existing impacts that have already been assessed in previous applications and considered acceptable in the granting of previous permissions and associated conditions. There will be no increase in traffic movements, environmental impacts or impacts on the amenity of local residents. The building would be smaller than the building it would replace and be in keeping with the landscape character. The building will be landscaped and removed following completion of mining operations.

The development is in accordance with the Development Plan. The policies of the development plan relevant to this decision are Policies ER2, ER9 and ER10 of the Regional Spatial Strategy for the North West, Policies 1, 8, 20, 21, 22 and 26 of the Joint Lancashire Structure Plan, Policies 2, 7, 10 and 36 of the Lancashire Minerals and Waste Local Plan and Policies G1, G8 and ENV1 of the Ribble Valley Local Plan.

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**NOTE:**

**1. 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 Transport, Local Government and the Regions under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate at Room 3/15c, Eagle Wing, 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 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**2. Purchase Notices**

- If either the local planning authority or the Secretary of State for Transport, Local Government and the Regions 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 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/Borough 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.

**3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State for Transport, Local Government and the Regions on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.**

- a) The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.