

Conditions:

Time Limit

1. The development hereby permitted shall be begun within six years of the date of this permission. Written notification of the date of commencement of soil-stripping and mineral extraction shall be provided to the County Planning Authority within seven days from commencement of that soil stripping and mineral extraction.

REASON: To allow for the sequence of mineral extraction from each phase and in accordance with the provisions of Section 91(1)(b) of the Town & Country Planning Act 1990 (as amended).

Definition of Development

2. The development hereby permitted shall be carried out in strict accordance with the application details dated 22nd September 2010, including those contained in the Environmental Statement and appendices, as amended, including:
 - additional/further information received between May and October 2014 comprising:
 - further archaeological investigation, specifically an ‘*Archaeological Evaluation of Peat Deposit, Killerby Prospect, North Yorkshire*’ (October 2012);
 - a *Transport Statement* (May 2014);
 - revised Transport Chapter of the Environmental Statement;
 - revised ‘*Ecological Baseline Update Survey*’ and ‘*Bird Management Strategy*’ (BMS) (July 2014);
 - ‘*Proposed Area of Long-Term Management Plan*’ (Plan 1 rev D in the S106 Agreement); and,
 - revised ‘*Restoration Masterplan*’ (Rev H, dated July 2016).
 - letter (dated 27th March 2015) including revised ES Non-Technical Summary (received May 2015), revised ES Ch.2 (March 2015), revised application drawings (Figs.2A-11A) & revised ES drawings Figs.2.1A, 2.3A, 2.4A, 3.1A-3.6A & 3.9A;
 - letter (dated 26th February 2016) including revised ES Ch.3 (February 2015) and ‘*Proposed Area of Long Term Management Plan*’ (Plan 1 rev D in the S106 Agreement);
 - letter (20th October 2016) including information from Hafren Water Ltd (dated 17th October 2016), an *Ecological Baseline Update Survey* (October 2016), Post-application Cross Section of Phase 2 (drwg no. K034/00198) (10th August 2016) and conveyance (dated 31st May 1960);
 - letter (21st November 2016) & annexes plus revised ES Ch.12 (April 2013) & Ch.7 (November 2014), revised *Archaeological Scheme of Works* (November 2014), revised *Restoration Masterplan* (drwg no. K034-210 Rev.H) (dated 1st July 2016), *Statement on Geological Investigation* (10th November 2016) and revised draft S106 Legal Agreement and accompanying documents; and,

- e-mail (24th November 2016) including revised Annex 1 & enclosing revised 'Phasing Plan - Phase 5' (4th March 2015)
- a 'Preliminary Bat Mitigation Strategy' (January 2017) prepared on behalf of the applicant by E³ Ecology Ltd;
- detailed drawings submitted under cover of agent letter dated 25th January 2017;

as well as other details as may be subsequently approved and the following conditions, which at all times take precedence.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure that the development is carried out in accordance with the approved application details and to ensure that the development is undertaken with the minimum harm to the environment.

Duration of planning permission

3. The development hereby permitted authorises the extraction of sand and gravel for a period of a twenty years from the date of the notification of the commencement of sand and gravel extraction (as required by condition no. 1 above); after which time those operations shall be discontinued and the land restored wholly in accordance with the agreed *Detailed Restoration and Management Plan* as contained within the Section 106 Legal Agreement within one year (twelve months).

REASON: To reserve the rights of the County Planning Authority to ensure the adequate control of the development and provide for the proper completion and progressive restoration of the land to the requisite standard with the minimum of delay in the interests of amenity.

Limitations to the permission

4. Notwithstanding the provisions of Part 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other Act revoking or re-enacting the order, no plant or buildings shall be erected within the application site outwith the plant site shown on application drawing 'Phasing Plan-Composite' (drwg no. NT10306/12/Fig3.1 rev A, dated 4th March 2015) without the prior grant of planning permission.

REASON: To reserve the rights of control of the County Planning Authority in the interest of safeguarding the amenity of residents.

5. No development within Phase 2 shall commence until a scheme providing detailed designs of the two river crossings (bridges) (the abutments of which shall be at least 5 metres from the channel edge), including their construction and their subsequent removal upon completion of mineral extraction, has been submitted to and approved by the County Planning Authority in writing. Thereafter, the two bridges shall be constructed in strict accordance with the approved scheme.

REASON: To reserve the rights of control of the County Planning Authority in the interest of the protection of the water environment.

6. Prior to the removal of the 'east bridge', a scheme for the feasibility of its retention for public access, shall be submitted to the County Planning Authority and, subject to prior consultation with the Environment Agency and the Swale & Ure Drainage Board or any successor bodies thereto, be subject to the County Planning Authority's written approval.

REASON: To reserve the rights of control of the County Planning Authority in the interest of ensuring the consideration of the issue of public access.

Noise

7. No development shall commence until a 'Noise Management Plan' has been submitted to and approved in writing by the County Planning Authority which details how noise levels will be monitored at the monitoring locations as defined within the Environmental Statement. Such a scheme shall include measures to control noise from the use of fixed and/or mobile plant and Heavy Goods Vehicles (HGVs) at the site. Thereafter, the development shall not be carried out except in accordance with the approved scheme that shall be maintained at all times and reviewed on an annual basis.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case. This accords with Paragraphs 019 to 022 Section 27 of the National Planning Practice Guidance and is imposed in order to secure the rights of control of the County Planning Authority in the interest of protecting the amenity of the local community and environment.

8. The noise levels $L_{Aeq}(1 \text{ hour})$ operated by the quarrying operation at the site shall not exceed 55dB at the monitoring locations as defined in the Environmental Statement (as shown on *Figure 11.1 – Noise Sensitive Receptors* found within Environmental Statement and Table 11.6).

REASON: To reserve the rights of control of the County Planning Authority in the interest of the protection of the amenity of the local community and environment.

9. The noise levels $L_{Aeq}(1 \text{ hour})$ operated by the temporary quarrying operations at the site shall not exceed 70dB for a maximum period of up to eight weeks in any one year.

REASON: To reserve the rights of control of the County Planning Authority in the interest of the protection of the amenity of the local community and environment.

10. Within six months of commencement of each operational phase of the extraction operations as defined on the submitted 'Phasing Plan – Composite' (drwg no. NT10306/12/Fig3.1 rev A, dated 4th March 2015), an assessment of compliance with the above noise level limits shall be undertaken and submitted, which shall include a timescale for the delivery

of any necessary noise mitigation measures. The methodology for the compliance assessment shall be submitted to and agreed with the County Planning Authority in advance of the assessment.

REASON: To reserve the rights of control of the County Planning Authority in the interest of the protection of the amenity of the local community and environment.

Water protection

11. The development hereby permitted shall not commence until such time as a *Water Management Plan* is submitted and approved in writing by the County Planning Authority setting out the following:
- a) details of the proposed dewatering at the site;
 - b) measures for the protection of licensed sources;
 - c) measures for the maintenance of spring fed flows; and,
 - d) details of the monitoring of surface water and groundwater before, during and for a year after final cessation of works has been submitted to, and approved in writing, by the County Planning Authority. Any such scheme shall be supported by detailed information to include a maintenance programme and establish current and future ownership of the facilities such as sluice gates to also be provided;
 - e) the storage of any materials including chemicals, oils and/or other hazardous materials; and,
 - f) details of site drainage connections of the lakes to the River Swale and Fiddle Beck.

Any such scheme shall be fully implemented and subsequently maintained, in accordance with the approved scheme, or any changes as may subsequently be agreed, in writing, by the County Planning authority.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case and is imposed in order to secure the rights of control of the County Planning Authority in the interest of protecting the water environment.

12. Surface water from all vehicle parking areas and hard-standing areas shall be passed through an oil interceptor(s) of adequate capacity prior to discharge to the drainage system.

REASON: To secure the rights of control of the County Planning Authority in the interest of protecting the Sand and Gravel Secondary A aquifer, the underlying Magnesian Limestone Principal Aquifer and the water courses and water users in the area.

13. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity

of interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON: To ensure the rights of control of the County Planning Authority in the interest of minimising the risk of pollution to surface and/or ground water resources.

14. The site office shall not be located within either Flood Zone 2 or 3 and a plan showing the location of the office shall be submitted to and approved in writing by the County Planning Authority.

REASON: To ensure the rights of control of the County Planning Authority in the interest of avoiding risk to the office and its occupants.

15. A minimum 20-metre stand-off from the channel edge of the River Swale in Phase 2, shall be set out on site and thereafter, no extraction shall approach closer than that point throughout the duration of the development hereby permitted. The channel edge, the edge of extraction and the lake-side edge (which shall be at least a further 10 metres from the line of the 20-metre stand-off from the channel edge) shall be first determined by the submission of detailed extraction designs to be submitted to the County Planning Authority for its written approval prior to the extraction of any mineral in Phase 2.

REASON: To ensure the rights of control of the County Planning Authority in the interest of safeguarding of the watercourse.

16. Prior to the commencement of development in Phase 2, details of lakeside bank reinforcement to be incorporated into the design of the 'west lake' to protect against wave erosion within the lake and to mitigate against erosion by the River Swale shall be submitted to the County Planning Authority for its approval in writing.

REASON: To ensure the rights of control of the County Planning Authority in the interest of safeguarding of the watercourse.

Soils handling

17. Prior to the commencement of the development in Phase 1 and prior to the commencement in each phase thereafter, a detailed *Soils Management Plan* shall be submitted to the County Planning Authority for its approval in writing. Thereafter, soils shall be managed in strict accordance with the *Soils Management Plan* approved under this condition.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case. It is

deemed that regular consideration of this matter on a phase-by-phase basis is appropriate in respect of the development hereby permitted.

18. Any soil storage heaps shall either be located in Flood Zone 1 or in a location where satisfactory compensatory storage has been created. The satisfactory compensatory storage shall be completed prior to the commencement of the creation of the soil heap that the storage is designed to offset, or within any other period as may be subsequently agreed, in writing, by the County Planning Authority.

REASON: To provide compensatory storage for soil heaps in Flood Zone 3.

19. Any soil storage heaps located in Flood Zone 3 shall have level-for-level compensatory storage provided.

REASON: To ensure the rights of control of the County Planning Authority in the interest of avoiding risk to ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with advice from the Environment Agency.

20. All top-soil, sub-soil and overburden materials shall be identified separately and then stripped and stored accordingly and either placed directly to final restoration of the site or stored separately in temporary storage mounds in accordance with the submitted application details. All soils shall be handled in accordance with the guidance set out in DEFRA's 'Good Practice Guide for Handling Soils'.

REASON: To ensure the appropriate control of the development by the County Planning Authority in safeguarding the interests of the soil resource of the site in the interests of achieving a proper and good standard of agricultural restoration.

21. No soils shall be stripped, moved, placed or removed during the months of November to March inclusive, unless the said soils are dry and friable. Soils shall only be stripped, moved, placed or removed during dry conditions and soils shall not be removed whilst wet. During soil stripping, placement and removal, machinery shall be routed so as to avoid compaction of such soils.

REASON: To ensure the appropriate control of the development by the County Planning Authority in safeguarding the interests of the soil resource of the site in the interests of achieving a proper and good standard of agricultural restoration.

Permitted hours of operation

22. No soil stripping or bund construction or overburden removal shall take place except between the following times:

0700 – 1900 hours Mondays to Fridays.

No soil stripping or bund construction or removal shall take place at all on Saturdays / Sundays / Public / Bank Holidays.

No mineral extraction shall take place except between the following times:

0700 – 1900 hours Mondays to Fridays; and,
0700 – 1300 hours on Saturdays.

Mineral processing, mineral export, and servicing and maintenance shall only take place between the following times:

0700-1900 hours Mondays to Fridays; and,
0700-1300 on Saturdays

No mineral processing, mineral export, and servicing and maintenance shall take place at all on Sundays / Public / Bank Holidays.

REASON: To ensure the appropriate control of the development by the County Planning Authority in the interest of the amenity of the local community.

Processing Plant

23. No fixed plant shall be erected within the site until full details of its siting, design, lighting, appearance and screening have been submitted to and approved in writing by the County Planning Authority.

REASON: To ensure the appropriate control of the development by the County Planning Authority in the interest of the amenity of the local community.

Access

24. There shall be no access to the site from the public highway other than by the access to the site from Low Street as shown on application drawing 'Phasing Plan-Composite' (drwg ref. no. NT10306/12/Fig3.1 rev A, dated 4th March 2015).

REASON: To ensure the appropriate control of the development by the County Planning Authority in the interests of both vehicle and pedestrian safety and both the visual and general amenity of the area.

25. Wheel-cleaning facilities shall be made available from the commencement of the development on the site and be kept available and in full working order until such time as the County Planning Authority agrees in writing to their withdrawal.

REASON: To ensure the appropriate control of the development by the County Planning Authority in the interests of both vehicle and pedestrian safety and both the visual and general amenity of the area.

Dust management

26. Prior to the commencement of any development, a *Dust Mitigation Scheme* shall be submitted to and approved in writing by the County Planning Authority.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case to ensure the appropriate control of the development by the County Planning Authority in the interests of minimising the adverse impact of dust generated by operations in the interests of the amenity of the local community.

27. Measures, including the spraying of roadways and stockpiles and the discontinuance of soil movements during periods of high winds, shall be taken to ensure that the site is operated at all times with the aim to minimise dust emissions and, in particular, during periods of high winds.

REASON: To ensure the appropriate control of the development by the County Planning Authority in the interests of minimising the adverse impact of dust generated by operations in the interests of the amenity of the local community.

Archaeology

28. The development hereby permitted shall be undertaken in accordance with the *Archaeological Written Scheme of Investigation* prepared by Archaeological Research Services Ltd (November 2014). No change shall be made to the *Written Scheme of Investigation* referred to in this condition without the prior written approval of the County Planning Authority.

REASON: In order to enable the investigation, identification, full recording and understanding of the archaeological interests that may potentially exist and to determine the nature, significance and extent of any archaeological deposits.

29. The applicant company shall formally notify the County Planning Authority in writing within 14 days of the completion of archaeological mitigation fieldwork.

REASON: In order to ensure the archaeological resources at the site are adequately investigated, understood and, where necessary, safeguarded in accordance with the National Planning Policy Framework

30. Within twenty-four months of completing the archaeological field investigations required by condition no. 28 above, 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.

REASON: In order to ensure the results of the archaeological investigations are appropriately disseminated and to ensure the archaeological resources at the site are adequately investigated, understood and, where necessary, safeguarded in accordance with the National Planning Policy Framework.

Biodiversity and landscape matters

31. The development shall not be commenced until a *Landscape and Biodiversity Restoration and Management Strategy* has been submitted to and approved in writing by the County Planning Authority. It shall include, amongst other matters, details of the following:
- advance and phased landscape and biodiversity mitigation and maintenance measures. Works intended to be temporary and those intended to be long-term shall be clearly distinguished and details provided shall also include
 - the trees, vegetation and habitats to be protected during extraction and the means of their protection;
 - the species to be planted and their source, size and spacing;
 - the method of planting, establishment and protection; and,
 - the replacement of failures;
 - post-extraction phased amenity, nature conservation and agricultural restoration and enhancement works; and,
 - maintenance and ‘*after-care*’, and post ‘*after-care*’ management and monitoring where relevant.

The *Landscape and Biodiversity Restoration and Management Strategy* shall be implemented and maintained in accordance with the approved programme and scheme.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case to secure mitigation and progressive restoration of the site and comply with the provisions of Section 197 of the Town & Country Planning Act 1990 (as amended) to improve the landscape in the interest of both visual amenity and environmental enhancement as well as ensuring the development delivers a net gain for biodiversity.

32. During the appropriate ecological survey period immediately prior to commencement of works on site, pre-commencement surveys for otter, water vole and white-clawed crayfish shall be undertaken. The surveys shall include mitigation measures as necessary including the timing/phasing thereof. The results of these surveys and the identified mitigation measures shall be submitted to and approved in writing by the County Planning Authority prior to the start of any works. The mitigation measures shall be implemented in strict accordance with the approved timing/phasing or any details as may be subsequently agreed, in writing, by the County Planning Authority.

REASON: In order to safeguard against any negative impact to the interests of the protected species identified.

33. Prior to the commencement of development, a scheme detailing the monitoring of bats shall be submitted to the County Planning Authority for its written approval. Thereafter, the scheme shall be implemented wholly in accordance with the details contained therein. The scheme shall provide for the undertaking of additional bat surveys upon the demolition of any buildings including that of Broad Close Farm or its associated buildings or the removal of any trees. The scheme shall also enure for the duration of the operational phase of the development hereby permitted as well as the duration of the statutory five year 'after-care' period.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case to secure the protection of these species.

Highways and traffic

34. No development shall commence until full details of the following have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority:

a. vehicular parking within the site for Heavy Goods Vehicles using the site.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case.

35. No sand and gravel shall be removed from the site, as shown on application drawing 'Phasing Plan-Composite' (drwg ref. no. NT10306/12/Fig3.1 rev A, dated 4th March 2015), by road, until the local access road (LAR) is constructed connecting to Low Street allowing access to the A1 upgrade as shown on Highways Agency plans dated 3rd April 2013 is completed and open to the public.

REASON: To restrict HGVs accessing the site to arrive by using the A1 and LAR and not Low Street south of the access into the site.

36. There shall be no access or egress between the highway and the application site by any vehicles other than via the access point with the public highway at Low Street. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

REASON: In the interests of the safety of users of the public highway and visual amenity.

37. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging onto the existing or

proposed highway together with a programme for their implementation have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

REASON: In the interest of the safety of users of the public highway.

38. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access extending 25 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or *Standard Detail number E3* and the published *Specification of the Highway Authority*. All works shall accord with the approved details unless otherwise approved in writing by the County Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

REASON: In order to ensure that details are satisfactory in the interests of the safety and convenience of highway users.

39. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160 metres by 4.5 metres measured along both channel lines of the major road Low Street from a point measured 4.5 metres down the centre line of the access road as shown on the WA Fairhurst Drawing (drwg ref. no. 103821/1002 rev A dated 19th May 2014). The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON: In order to ensure that details are satisfactory in the interests of the safety and convenience of highway users.

40. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

- the details of the required highway improvement works, listed below, have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority:
 - a) an independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations; and,
 - b) a programme for the completion of the proposed works has been submitted. The required highway improvements shall include:
 - i. to improve the road alignment of Low Street towards the A1 (M) and strengthen that part of Low Street from the site access to the

Local Access Road (see WA Fairhurst drawing ref. no. 103821/1002 revA dated 19th May 2014).

REASON: In order to ensure that details are satisfactory in the interests of the safety and convenience of highway users.

41. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the County Planning Authority
- a. works to improve the road alignment of Low Street towards the A1(M) and strengthen that part of Low Street from the site access to the Local Access Road (see WA Fairhurst drawing ref. no. 103821/1002 revA dated 19th May 2014).

REASON: In order to ensure that details are satisfactory in the interests of the safety and convenience of highway users.

42. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted, until full details of the following have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority:
- a) vehicular turning arrangements;
 - b) manoeuvring arrangements; and
 - c) loading and unloading arrangements.

REASON: This is a pre-commencement condition and one which is considered warranted given the particular circumstance of this case.

43. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel cleaning facilities where considered necessary by the County Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the County Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

REASON: In order to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

44. There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the

site until proposals have been submitted to and approved in writing by the County Planning Authority for the provision of:

- (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and
- (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

REASON: In order to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

45. There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the County Planning Authority in consultation with the Highway Authority. Thereafter, the approved routes shall be used by all vehicles connected with construction on the site.

REASON: In the interests of highway safety and the general amenity of the area.

46. Prior to the development being brought into use, a *Travel Plan* shall have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. This shall include:

- (i) the appointment of a travel co-ordinator;
- (ii) a partnership approach to influence travel behaviour;
- (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site;
- (iv) provision of up-to-date details of public transport services;
- (v) continual appraisal of travel patterns and measures provided through the travel plan;
- (vi) improved safety for vulnerable road users;
- (vii) a reduction in all vehicle trips and mileage;
- (viii) a programme for the implementation of such measures and any proposed physical works; and
- (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The *Travel Plan* shall be implemented and the development shall thereafter be carried out and operated in accordance with the *Travel Plan*.

REASON: In order to establish measures to encourage more sustainable non-car modes of transport.

Restoration

47. Full details of the works to be implemented to restore each phase shall be submitted to the County Planning Authority within six months of the commencement of mineral extraction within that phase.

The scheme shall include details of:

- soil and overburden movements, final levels, and ground preparation and cultivation;
- fencing and access;
- plant material (including species, sources, numbers, size and planting distance; and,
- establishment, plant protection, maintenance and management of existing and new planting and habitats for the duration of the development.

Thereafter restoration works shall take place in accordance with the approved details.

REASON: to reserve the rights of control by the County Planning Authority and in the interests of the environment and amenity.

48. An annual meeting shall be held between representatives of the site operator and the County Planning Authority to review schemes of working, restoration, landscaping and aftercare issues. This meeting shall include all interested parties and technical advisers as required.

REASON: In order to reserve the rights of control of the County Planning Authority to ensure restoration of the land with the minimum of delay in the interests of amenity.

After-care

49. Within six months of the certification in writing by the County Planning Authority of the completion of restoration, as defined in this permission, a scheme and programme for the 'after-care' of the site shall be submitted to the County Planning Authority for approval in writing

The scheme and programme shall contain details of the following:

- (i) maintenance and management of the restored site to promote its agricultural, forestry or amenity use;
- (ii) weed control where necessary;
- (iii) measures to relieve compaction or improve drainage; and,
- (iv) an annual inspection to be undertaken in conjunction with representatives of the operator and the County Planning Authority to assess the 'after-care' works that are required in the following year.

REASON: In order to comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 (as amended) and to ensure restoration of the land to the standard required for agriculture and amenity purposes.

50. Detailed schemes of 'after-care' for those parts of the site to be restored to amenity and nature conservation uses shall be submitted within twelve months of the commencement of mineral extraction within each phase, to include details of establishment, maintenance, protection and management of vegetation and habitats. Thereafter, the approved schemes shall be

implemented for a period of five years from completion of restoration of each relevant phase.

REASON: To ensure satisfactory restoration and beneficial after use of the site.

51. Within twelve months of the completion of development in any phase, the areas to be restored to agricultural use shall be restored in accordance with a detailed scheme of agricultural restoration to be submitted to and agreed in writing by the County Planning Authority. Thereafter, agricultural 'after-care' shall take place only in accordance with the approved scheme.

REASON: To ensure satisfactory restoration and beneficial after use of the site.

Abandonment

52. If, after mineral extraction has commenced, mineral extraction and / or processing is ceased or temporarily suspended for a period that exceeds one year, then within fourteen months from the cessation/suspension of mineral extraction (the date of which shall be notified in writing to the County Planning Authority within seven days of cessation/suspension) a revised/interim restoration scheme and timetable for its completion shall be submitted for approval to the County Planning Authority. The approved restoration scheme shall then be implemented in accordance with a programme to be included in that scheme.

REASON: To secure the proper restoration of the site in the interests of amenity.