

Appeal ref: 6002168 - Mytax Farm, 4 Bourbles Lane, Poulton-Le-Fylde, FY6 0PE

Proposed draft planning conditions

Time Limits

1. The mineral extraction operations authorised by this permission shall cease not later than 5 years from the date of commencement of mineral extraction as notified to the County Planning Authority under the provisions of condition 2b below. The site shall thereafter be finally restored within a further period of two years in accordance with the details of restoration approved under the requirements of conditions 30 and 31.

2. Written notification of the date of commencement of the mineral extraction operations authorised by this permission shall be sent to the County Planning Authority within 7 days of such commencement.
 - a) commencement of works to construct the access from Lancaster Road
 - b) commencement of mineral extraction within Phase A

Working Programme

3. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) Submitted Plans :
 - Plan PA23-1 Site Location Map;
 - Plan APP23-1 V2 Planning Application Area & Land under Applicants Control (31/08/2023);
 - Plan PA23-2 V2 Site Plan & Application Area (31/08/2023);
 - Plan PA24-3 Borehole Locations & Geology (16/10/2024);
 - Plan PA24-4 Proposed Quarry Phasing (16/10/2024);
 - Plan PA24-5 Proposed Site Layout (16/10/2024);
 - Plan PA24-6 Proposed Plant Area (16/10/2024);
 - Plan PA23-7 v3 Site Access;
 - Plan PA24-8 Schematic Cross Sections (16/10/2023);

Plan PA24-9 V2 Conceptual Restoration (16/10/2024);
Plan Phase 1 Development Plan (16/10/2024);
Plan Appx3-A/24 Phasing Scheme PHASE A (16/10/2024);
Plan Appx3-1/24 Phasing Scheme PHASE 1 (16/10/2024);
Plan Appx3-2/24 Phasing Scheme PHASE 2 (16/10/2024);
Plan Appx3-3/24 Phasing Scheme PHASE 3 (16/10/2024);
Plan Appx3-4/24 Phasing Scheme PHASE 4 (16/10/2024);
Plan Appx3-5/24 Phasing Scheme PHASE 5 (16/10/2024);
Plan BH-04615-106_RevA_Boundary Fence Detail v3.

b) All details approved in accordance with this permission.

4. The mineral extraction operations and restoration operations approved by this permission shall be progressively worked in phases and in the directions of working as shown on Plan PA24-4 - Proposed Quarry Phasing.

The phasing of mineral extraction operations, backfilling and restoration shall be carried out in accordance with the following:

- a) No soil stripping shall take place in phase 3 until phase 1 has been backfilled to the contours shown on the drawing approved under the requirements of condition 30b
- b) No soil stripping shall take place in phase 4 until phase 2 has been backfilled to the contours shown on the drawing approved under the requirements of condition 30 b.

Restoration works for phases 1,2,3 and 4 of the site shall be completed within six months of any such phase being backfilled to the contours shown on the drawing approved under the requirements of condition 30 b. The restoration works shall be undertaken in accordance with the scheme approved under the requirements of condition 30.

5. Mineral extraction shall only take place within the areas shaded orange and labelled 'Sand and gravel extraction areas' on Plan PA24-4.
6. No mineral extraction in any phase shall take place until top soil and sub soil storage bunds have been constructed in the positions and to the gradients shown on drawings PA24-5 and PA24-6 . The topsoil mounds shall be 3 metres in height and the subsoil mounds shall be four metres in height. All such mounds shall be maintained in position in a fully grassed weed free condition

until such time as the soil materials are required for the restoration of the phase within which they are located.

7. Stockpiles of excavated sand and gravel or imported restoration materials within phase A shall only be located in the positions shown on Plan PA24-6 and such stockpiles shall not exceed a height of 7 metres.

No stockpile of processed sand and gravel shall exceed a height of 4 metres.

8. Soil stripping and mineral extraction within Phase 1 shall only be undertaken in accordance with the design and sequence of phasing shown on drawing ref 'Phase 1 Development Plan' dated 16/10/2024
9. The base level of the plant and stockpile area as shown on drawing PA24-6 shall not exceed 5m AOD.
10. No soil stripping shall take place within phases 1 - 4 until details of measures to protect uses of footpath FP and bridleway (Bourbles Lane) have been implemented in accordance with details to be first submitted to and approved in writing by the County Planning Authority. The details shall include information on how safety of footpath and bridleway users will be protected where internal haul roads cross the footpath and bridleway.

The measures contained in the approved details shall be implemented at all times when the internal haul roads are being used by quarry traffic.

- 10a No development shall commence until details for the protection of the water and gas mains crossing the site have been submitted to and approved in writing by the County Planning Authority. The details shall include information for the working methods to be adopted as part of haul road crossings of the water main and standoffs and working methods during mineral extraction in Phase 3 to ensure that the risks to the pipelines are appropriately managed.

The working methods contained in the approved scheme shall be complied with at all times during the working and restoration of the site.

Hours of Working

11. No excavation, backfilling or processing of minerals shall take place outside the hours of:

07.30 to 18.00 hours, Mondays to Fridays (except Public Holidays)
08.00 to 13.00 hours on Saturdays

No excavation, backfilling or processing of minerals 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.

12. Notwithstanding the hours of working contained in condition 11 above, no soils or overburden shall be stripped or re-spread from any part of the site nor shall construction or removal of storage, landscape or baffle mounds take place on any part of the site before 08.30 hours or after 17.00 hours Mondays to Fridays inclusive (except Public Holidays), or before 09.00 hours or at any time on Saturdays..

Soils and Overburden

13. All available topsoil and subsoil shall be stripped from any part of the site before that part is excavated or is traversed by heavy vehicles, or before plant or machinery, or roads, buildings, plant yards or stores are constructed on it. All stripped topsoil and subsoil shall be stored in separate mounds within the site for use in the restoration of the site.
14. No movement of topsoil or subsoil shall occur without the prior written consent of the County Planning Authority. Stripping, movement and respreading of top and subsoils shall be restricted to occasions when the soil is dry and friable and the ground is sufficiently dry to allow the passage of heavy vehicles, plant and machinery over it without damage to the soils, in accordance with Institute of Quarrying 'Good Practice Guide for Handling Soils in Mineral Workings'.

Access and Highway matters

15. The sole access to and egress from the site shall be from Lancaster Road as shown on Plan PA23-7 v3 - Site Access
16. No development shall take place until details of the construction of the junction of Lancaster Road and the site access road have been submitted to and approved in writing by the County Planning Authority. The details shall contain the following:
 - a) the layout of the junction of the site access with Lancaster Road including visibility splays to be provided, dimensions of the access road and construction details including surfacing, kerbing and signage
 - b) the surfacing of the access road between the Lancaster Road junction and the wheel cleaning facilities
 - c) details of wheel cleaning measures to be installed including design and location
 - d) details of gates across the access road including heights and colour
 - e) details of the landscaping works to be provided along the eastern edge of the new junction and access road including species and types of plants, planting layout, planting techniques and protection measures.

The junction of Lancaster Road and the site access road shall be constructed in accordance with the approved details before any other development occurs on the site.

The landscaping works contained in the approved details shall be implemented in in the first planting season following the construction of the site access.

- 16A The visibility splays at the access to the site onto Lancaster Road shall be provided in accordance with the details approved under condition 16 and shall be maintained free of obstruction above a height of 0.9 metres for the duration of mineral extraction, backfilling and restoration operations.
- 16B No development shall commence until off site highway works have been completed in accordance with details to be first submitted to and approved in writing by the County Planning Authority. The details shall contain the following:-
- a) An improvement scheme for the A588 / Lancaster Road junction
 - b) Highway widening to be provided along Lancaster Road
 - c) Traffic Management Works including signage improvements to the south of the A588/ Lancaster Road junction for a minimum of 1.6km with a specific emphasis on the Burned House Lane/ Park Lane/ Cemetery Lane junction; and to the east of the A588/ Lancaster Road junction for a minimum of 3.5km with a specific emphasis along the A588 at the access which serves Fold House Farm.
17. The wheel cleaning facilities approved under the requirements of condition 16 shall be maintained in working order and shall be used by all vehicles leaving the site during the development so as to ensure that no debris from the site is deposited by vehicle wheels upon the public highway.
- 17A The access road between the wheel cleaning facilities and the junction with Lancaster Road shall be maintained in a drained and fully surfaced condition free from mud, dust and other debris throughout the duration of mineral extraction, backfilling and restoration operations.
18. All vehicles transporting minerals of a size less than 100 mm in any dimension from the site shall be securely sheeted.
19. No more than 37 heavy goods vehicles, as defined in this permission, shall leave the site in any one day during Mondays to Fridays, inclusive. No more than 18 heavy goods vehicles shall leave the site on Saturdays.
20. A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the vehicle's weight, 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 at all reasonable times. The records shall be retained at the site for a period of 12 months.

Control of Noise

21. All mobile plant used on the site shall be fitted with and use white noise reversing alarms. No reversing beepers shall be used on such plant at any time.
22. Noise emitted from the site shall not exceed 10 dBLAeq (1 hour) (free field), above the prevailing background sound level, when measured from any of the following properties at a point closest to the noise source:
 - a) Woodlands, Bourbles Lane
 - b) Red Lea Kennels, Bourbles Lane
 - c) Bourbles Farm House, Bourbles Lane
 - d) Mytax, Bourbles Lane
 - e) Ourome, Gaulters Lane
 - f) Hillfield House, Lancaster Road
23. The noise limits set out in condition 22 above shall not apply during the stripping of soils and overburden on the site, the construction of storage mounds for these materials and their deconstruction and respreading during restoration of the site. Noise from any of these activities shall not exceed 70 dBLAeq (1 hour) (free field), as measured from any of the properties identified in condition 22 at a point closest to the noise source. For these activities the 70 dBLAeq (1 hour) (free field) limit shall not be exceeded for more than 51 days in any one calendar year unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

Dust

24. No soil stripping works shall take place until a dust management plan has been submitted to the County Planning Authority for approval in writing. The dust management plan shall include details of the following:
 - a) the fitting of dust suppression equipment to processing plant
 - b) the watering of haul roads during dry weather conditions
 - c) speed limits for mobile plant
 - d) watering of stockpiles to prevent dust emissions during loading of processed aggregates
 - d) suspension of site activities where mitigation measures are not effective in preventing dust emissions from the site.

The measures contained in the approved dust management plan shall be implemented at all times during the duration of mineral extraction, processing and backfill operations.

Safeguarding of Watercourses and Drainage

25. No mineral extraction shall commence until a scheme of ground water monitoring has been submitted to and approved in writing by the County Planning Authority. The scheme shall contain details of the following:-

- a) installation of not less than four additional monitoring boreholes at the extremities of the site including location of the boreholes, and details of their construction
- b) details for the monthly monitoring of all groundwater monitoring boreholes on the site and recording of information. The monitoring shall include all existing boreholes together with those drilled under the requirements of a) above.
- c) details for the submission of an annual report to be submitted to the County Planning Authority not later than the anniversary of the commencement of mineral extraction. The report shall contain all the monitoring data collected over the previous year and a commentary on the results including comparison with the Hydrological Risk Assessment and any measures that were or will be employed to mitigate impacts.

The additional boreholes required by part a) shall be installed prior to commencement of mineral extraction.

The groundwater monitoring and reporting shall be implemented for the duration of mineral extraction at the site.

- 26. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.
- 27. 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.

Landscaping

- 28. All tree and hedge planting undertaken as part of the preliminary Phase A works shall be maintained for a period of 10 years including replacement of failed plants, weed control and maintenance of protection measures.
- 29. All hedges and trees forming part of the site boundaries shall be protected from any damage and maintained throughout the development and aftercare period. The provisions of this condition shall not apply to the removal of any vegetation required to construct the access onto the Lancaster Road or haul roads between individual phases of the site and the plant / processing area.

Restoration

- 30. No mineral extraction operations shall take place until details for the restoration of Phases 1 - 4 of the site have been submitted to and approved in writing by the County Planning Authority. The details shall contain the following :
 - a) the afteruses to which the site is to be restored including the layout of any water areas, forestry areas or land to be restored to agricultural land;

- b) a contour plan showing the final levels and landform of the site at not less than one metre intervals
 - c) the replacement of soils or soil making materials including details of the materials to be used, depths of replacement and their treatment;
 - d) the landscaping of restored areas including seeding or tree and shrub planting including details of location and layout of planting areas, numbers, species, types and sizes of species to be used, planting techniques, protection measures and seed mixes to be used and rates of application.
 - e) the measures to be taken to secure normal plant growth;
 - f) details of surface water drainage to ensure that the site will be free draining including identification of discharge points and measures to control run off and prevent erosion;
 - g) details for the design and landscaping of any water areas including depths of water, creation of shorelines and appropriate planting of water features;
 - h) replanting of any hedgerow that has been removed to facilitate access between working areas and the processing / stockpile area including details of species, types and sizes of plants, layout of planting, planting techniques and protection measures.
 - j) details for the creation of any wildlife habitat areas.
31. Within 5 years of the commencement of mineral extraction, details of the restoration of the plant and stockpiling area shall be submitted to the County Planning Authority for approval in writing. The scheme and programme shall provide for the following:-
- a) the removal of all buildings, plant, hard standings and other quarry related infrastructure including fencing, weighbridge and wheel washing facilities
 - b) the infilling of the clean water lagoon and respreading of soils in perimeter storage and screening mounds
 - c) details for the seeding of areas receiving stored soils
 - d) details of landscaping including earth mounding and tree and shrub planting including details of the layout of planting, the types, sizes and species of plants, planting techniques and protection measures
 - f) details for the downgrading of the access for agricultural/amenity use.

The landscaping works approved under parts c) and d) of this condition shall be implemented in the first planting season following the cessation of backfilling operations.

Aftercare

32. Within six months from the date of the completion of restoration of phase 1, details of aftercare for the site shall be submitted to the County Planning Authority for approval in writing.

The details shall include the following:

- a) for the areas restored to agriculture, details of soil sampling in each year of the aftercare period to determine requirements for fertilizer and lime application, details of any drainage installation including measures for replacement of any field drainage system damaged during the development and details of any further works to relieve compaction or regrading to alleviate surface ponding;
- b) details for the afteruse of the ponds and wetland areas including those that are to be used for angling and those that are to be utilised only as wildlife ponds
- c) details for the management of areas restored to ecological habitats including grazing or mowing regimes to be followed, management of scrapes and pond features and management of tree and hedge planting including thinning, replacement of failed plants, maintenance of protection measures, weed control and laying or cutting regimes to be followed, details for the maintenance of any tree or hedge planting including replacement of failures, weed control, maintenance of protection measures and cutting or laying regimes to be followed.
- d) management of any surface water run off including maintenance of surface water ditches and repair of any damage caused by surface water run off.
- e) management of invasive species
- f) details for reporting of aftercare works following aftercare review meetings with the County Planning Authority. The details shall include the frequency of review meetings, reporting and the implementation or works contained in each report.

Thereafter, aftercare works for agricultural areas shall be undertaken for a period of five years following the certification that the works of restoration in any phase are complete. Aftercare works for areas restored to wildlife habitats / biodiversity including any water features shall be undertaken for a period of 10 years following certification by the County Planning Authority that the works of restoration in any phase are complete.