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In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

13
Expiry Date: 04/09/2003
Decision Notice Sent:
18/01/2007
Grid Reference:
E 335620
N 353390

Applicant Tarmac Central Ltd

Agent Malcolm Sloane
Sloane Meade
Dwarf Hall
Chapel Hill
AMBLESIDE
Cumbria
LA22 9EB

Code No HOL P/2003/0579

Date Received 16/05/2003

Decision Date 15/12/2006

Town and Country Planning Act, 1990

Location of application

Land at Borras Airfield The Holt Estate Borras Quarry Holt Road Wrexham LL13 9SE

Description of application

Extension of sand and gravel workings.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC1	Green Barriers
EC11	Archaeology
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
MW11	Buffer zones and minerals sites
MW2	Sand and gravel
MW9	Protection of mineral resources
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS9	Minerals supply

Particulars of decision that permission be GRANTED
Subject to the following:-

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Condition(s)

1. The areas referred to in these conditions as 'Borras Airfield' and the 'Holt Estate' are those areas shown edged red and annotated as "Borras Airfield" and the 'Holt Estate' on Drawing no B110/131b, submitted with the Supplementary Statement dated August 2005. 'Borras Airfield' and the 'Holt Estate' are collectively herein referred to as the 'Site' unless individually referred to.
2. The development hereby permitted is for the winning, working, processing, treatment, transport and sale of sand and gravel and associated products, together with ancillary operations, notwithstanding the requirements of conditions attached to this permission.
3. All quarrying and associated operations shall be carried out in accordance with the submitted proposals in May 2003 as amended in August 2005. The development shall be carried out in accordance with the documents listed below:

a. The following sections of the Planning Application Written Statement (Volume I), dated May 2003:
o Chapters 1, 2, 3, 5, 6 and 10
o Chapters 4, 7, 8, 9, 11, 12, as amended by the Supplementary Statement dated August 2005
o Appendices I to VII

b. The following sections of the Environmental Statement (Volume II), dated May 2003:
o Chapters 1-5, as amended/supplemented by the Supplementary Statement dated August 2005
o Chapter 7 (Ecology), as amended by Chapter 7 of the Supplementary Statement dated August 2005
o Chapter 9 (Soils and Agricultural Assessment) as amended by Chapter 9 of the Supplementary Statement dated August 2005

c. All of the Supplementary Statement dated August 2005, including the following plans and drawings:

Plan Ref	Title
B110/130a	Location
B110/131b	Application Site
B110/132a	Site Topography and Existing Land Use
B110/133	Planning Boundaries

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B110/134a	Borehole Information and Limits of Mineral Extraction
B110/135a	Illustrative Geological Sections
B110/136a	Extraction Boundaries and Development Stages
B110/137a	Indicative Development at End of Stage A (2005)
B110/138a	Indicative Development at End of Stage B (2010)
B110/139a	Indicative Development at End of Stage C (2015)
B110/140a	Indicative Development at End of Stage D (2018)
B110/141a	Indicative Development at End of Stage E (2023)
B110/142a	Indicative Development at End of Stage F (2031)
B110/143b	Concept Restoration Plan
B110/144a	Restoration Sections
B110/145a	Borras Road Conveyor Crossing

d. Non Technical Summary of the Supplementary Statement dated October 2005

4. A copy of these conditions, including all documents hereby approved, and other documents approved in accordance with this permission, shall always be available at the Borras Quarry Office for inspection by the Minerals Planning Authority during normal working hours.

5. These conditions do not apply to the various developments permitted under the following planning permissions:

Permission Code	Date of Permission	Development Permitted
6/BIE/1936	26/5/76	Construction and siting of asphalt plant and associated storage areas.
6/BIE/9165	27/10/82	Disposal of colliery waste.
6/BIE/9295	19/11/82	Installation of colliery washing plant.
6/HOL/12676	24/2/86	Erection of a Minerals Division Office building.
6/HOL/12356	18/3/86	Installation of a concrete block making factory and ancillary works.
6/HOL/12889	23/4/87	Amended siting and design of concrete block making plant.
6/13906	28/4/87	24 hour working of concrete products factory.
6/14601	1/12/87	Reconstruction of and extension to existing offices.
HOL 14069	15/6/87	Erection of new aircraft hangar.
6/19166	24/7/91	24 hour working of concrete products factory.
HOL CB00676	7/1/97	Change of use from hangar to aggregate bagging operation with ancillary stocking facilities and parking area.

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6. The development hereby permitted shall be limited to a period expiring on 21st February 2042, except for any outstanding restoration and aftercare works. Within a twelve month period following this date, or within a twelve month period following the completion of mineral extraction at the Site, whichever is the sooner, all buildings, plant, machinery and other structures shall be removed and final restoration works shall be completed, allowing aftercare to commence.

7. In the event that winning and working of sand and gravel has ceased for a continuous period of two years, an alternative scheme and programme of implementation for the interim restoration and aftercare of the Site shall be submitted for the written approval of the Mineral Planning Authority. This scheme shall be submitted within twelve months of the end of the two year period, and implemented within twelve months of the date of approval allowing restoration and aftercare to commence.

8. The development hereby permitted shall be begun before the expiry of 5 years from the date of this permission.

9. Written notification of dates of commencement of development, dates of commencement in each successive phase, dates of completion of restoration in each phase and of commencement and completion of aftercare for each restoration phase, and date of cessation or of completion of minerals operations, and completion of the development hereby permitted shall be made to the Minerals Planning Authority in relation to the following:

a. works within the Holt Estate land;
b. soil stripping on each occasion;
c. soil respreading on each occasion; and
d. restoration in each restoration phase.

Notification shall be within 7 days except in the case of soil stripping and respreading whereby prior notification shall be 24 hours.

10. Written notification of the date of cessation of the winning and working of sand and gravel for any continuous period of four weeks shall be provided to the Minerals Planning Authority within seven days of the end of the four week period.

11. A detailed restoration scheme for each restoration phase shall be submitted to and approved in writing by the Minerals Planning Authority before commencement of mineral extraction within each phase. The scheme shall include:

18/01/07 in relation to:

a. details of the final landforms;
b. areas where soils are to be stored and replaced;
c. depths of replaced soils;

- Borrax Airfield – Northern Lagoon Area / Airfield North of Conveyor route / Airfield 3.
- Holt Estate – phases H1 & H2.

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d. methods and machinery to be used in soil handling operations;
e. details of temporary and final tree and shrub planting and the creation of any other habitats; and
f. a programme for the work

The detailed restoration scheme as approved, or subsequently amended, shall be implemented in respect of any area of land within the Site that is ready to be restored during the forthcoming twelve months.

12. An outline aftercare scheme for the Site shall be submitted for the written approval of the Minerals Planning Authority within twelve months of the date of this permission or any other date as agreed in writing by the Minerals Planning Authority. The outline aftercare scheme shall relate to the phased restoration scheme submitted with the Application, or any subsequently amended restoration scheme. The aftercare scheme, where appropriate, shall include details in respect of:

a. cropping patterns;
b. cultivation procedures;
c. remedial treatments;
d. field drainage;
e. fertilisation;
f. weed control;
g. irrigation;
h. tree/shrub planting;
i. ponds and wetland areas; and
j. wildflower meadows

✓approved

13. Following receipt of the approval in writing of the outline aftercare scheme required under Condition no 12 above, a detailed annual aftercare programme shall be submitted in writing to the Minerals Planning Authority by the last day in March of each calendar year. The detailed annual aftercare programme shall relate to any land within the Site that is ready to be subject to aftercare during the forthcoming twelve months. The aftercare programme shall include, where appropriate, details in respect of:

a. a record of aftercare operations carried out on the land during the preceding twelve months;
b. the nature, timing and depths of soil cultivators, and stone picking operations;
c. proposed fertiliser and lime application rates, based upon the results of soil nutrient analyses;

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d. herbicide and fungicide application rates and areas of land to which they are applied;
e. timing, working depths, tine spacings, and equipment to be used in moling and subsoiling operations;
f. timing of the installation of underdrainage, including plans and location of pipes, details of installation methods, drain spacings, drain depths, pipe size and gradients, nature and depth of permeable fill, outfalls and post installation remedial works;
g. irrigation proposals;
h. ground preparation, tree/shrub species, establishment methods, planting density, timing of planting;
i. the retention of existing vegetation;
j. the areas to be planted with trees/shrubs;
k. the species, heights, planting distances, means of protection from rabbits and livestock, means of fertilisation, of trees/shrubs to be planted;
l. maintenance of tree/shrubs by beating up, weeding, fertilisation, cutting back/pruning;
m. the areas that are to be sown with grass/wildflower mixes and the species mixes, provenance, sowing rate, purity, germination rate, of grass/wildflower seeds to be sown;
n. timing and frequency of cutting and grass removal;
o. the age and numbers of livestock to graze the land, and the grazing period.

Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting following completion of each twelve month period shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

14. The mitigation measures, surveys and monitoring identified within Section 4 the approved Ecological Assessment (May 2003 Ref A5303/EA/Final v4) as updated by the Amended Scheme Ecological Assessment (August 2005 Ref A5304/EA2/Final v3) shall be undertaken throughout the operational development of the Site and subsequent restoration.

15. A detailed Management Plan for each phase of restoration shall be submitted to and approved in writing by the Minerals Planning Authority before commencement of restoration works within each phase. The detailed Management Plan shall take account of any ecological surveys and monitoring that has been carried out within each phase and of any aftercare schemes that have been approved for each phase. The detailed Management Plan will set out how the objectives of the restoration scheme will be achieved and address the practical aspects of the creation and aftercare of new habitats and the protection of species present on the Site as identified in the approved Outline Management Plan (May 2003 Ref A5304/EA/OMP v1).

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The detailed Management Plan as approved or with any subsequent amendments shall be implemented in respect of all land within each phase.

Annual review meetings will take place with the Minerals Planning Authority to enable management carried out to date to be reviewed and to allow for changes to be made to future management proposals where appropriate.

16. Within twelve months of the date of this permission, or such other date as may be agreed with the Minerals Planning Authority, a scheme for the management of Borras Bog shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall be implemented to an agreed timescale.

17. The existing trees and hedgerows within the Site that are outside of the approved areas of mineral extraction shall be retained and shall not be felled, lopped or removed in areas outside of the current or succeeding phases of mineral working without the written consent of the Minerals Planning Authority. Any such vegetation removed without consent, dying, being severely damaged or becoming seriously diseased shall be replaced with species as may be specified by the Minerals Planning Authority, in the planting season immediately following any such occurrences.

18. Prior to the commencement of operations within each phase of mineral extraction, details of measures to be taken for the protection of trees and hedgerows; and habitats on the edge of the extraction area, from damage in accordance with precise details which shall be submitted to and approved by the Minerals Planning Authority. The means of protection shall include:

18/01/07 + requirement for GCK protective fencing. * Need to approve details.

a. measures to prevent disturbance to soil levels within the root spread of the tree or hedgerow;
b. fencing erected at a distance of 1m from the canopy spread of all trees; and
c. fencing along working boundaries to prevent damage to adjacent habitats.

The means of protection shall be retained until operations have ceased within each successive phase, restoration operations have been completed and all plant equipment and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected and the ground areas within these areas shall not be altered without the prior approval in writing by the Minerals Planning Authority.

19. All soil handling within the Site will accord with MAFF's Good Practice Guidance for Handling Soils: Sheets 1 - 4.

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20. All soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with a scheme which shall have been approved in writing by the Minerals Planning Authority before the commencement of any soil stripping. 18/01/07

21. All topsoil and subsoil shall be stripped and stored separately from all areas to be excavated or to be used for internal haul roads, and the siting of fixed plant within Borras Airfield. No plant or vehicle shall cross any area where soils have not yet been stripped except for carrying out soil stripping operations. All soils and overburden at the Holt Estate shall be retained for the restoration of the Holt Estate.

22. All disturbed areas of the Site and all topsoil, soil making material and overburden mounds shall be kept free from agricultural weeds (such as thistle, dock, Japanese Knotweed and ragwort), in accordance with a scheme of weed control which shall be submitted to and approved by the Minerals Planning Authority within six months of the date of this permission. 18/01/07

23. A detailed drawn and photographic survey shall be undertaken of each Category C structure identified in the revised Archaeological Assessment (CPAT Report No 503.1 - August 2005) threatened with destruction or damage to ensure their nature, form, significance and date are recorded prior to working through the site. Such details shall be submitted to the Minerals Planning Authority within 24 months of the date of this permission. 18/01/07

24. An archaeological watching brief shall be undertaken to identify and record any previously unknown archaeological remains, which may be revealed during the removal of topsoil and subsoil within the site. The results of any archaeological findings arising during the watching brief shall be submitted to the Minerals Planning Authority within three months of the completion of the soils removal within each phase of the site.

25. Before any work commences on the Holt Estate a scheme for the recording and assessment of kettle holes within the Site shall be submitted to and approved by the Minerals Planning Authority. The scheme shall be implemented as approved. The results shall include the provision of a digital terrain model to be prepared before the soil stripping begins within each phase of the Site. The scheme shall also include an archaeological assessment of the material in the base of the kettle holes. 09/10/07.

26. Unless with the prior approval in writing of the Minerals Planning Authority the hours of working at Borras Airfield will be restricted to:

Mineral extraction and processing
- 0630 hours to 2200 hours (Monday to Friday)
- 0630 hours to 1300 hours (Saturday)

Mineral haulage traffic
- 0630 hours to 1800 hours (Monday to Friday)
- 0630 hours to 1300 hours (Saturday)

No working shall take place on Sundays and Bank Holidays except for essential repair and maintenance.

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27. Unless with the prior approval in writing of the Minerals Planning Authority the hours of working at the Holt Estate will be restricted to:
- 0700 hours to 1800 hours (Monday to Friday)
- 0700 hours to 1300 hours (Saturday)

No working shall take place on Sundays and Bank Holidays except for essential repair and maintenance.

28. Except with the prior written agreement of the Minerals Planning Authority, noise emissions from operations carried out at the Site (excluding soil stripping and replacement, baffle mound construction, removal of soil heaps, the construction of the Borras Road crossing and other similar operations) shall not exceed the following noise levels in dBLaeq (1 hour) at the specified monitoring location, when measured at a height of 1.5 metres above the ground and in free-field conditions:

Monitoring locations	Free-field Laeq.1 hour Noise Limits (dB)			
	Monday to Saturday			
	0630 - 0730 hours (excluding Bank Holidays)	Monday to Friday 0730-1800 hours and Saturday 0730-1300 (excluding Bank Holidays)	1800 - 2200 hours (excluding Bank Holidays)	Any other time
1. Sandrosa	52	55	45	42
2. Canister Cottages	47	48		
3. Woodlands Farm	48	50		
4. Borras Head Cottages	46	48		
5. Mosshall Cottage	45	45		
6. Borras hall	50	55		
7. The Cottage, Borras Hall Lane	47	48		
8. Llanypwll Farm	55	55		
9. Samida	52	55		

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All measurements shall be determined at the facade of the location facing the quarry and the associated noise source. The applicant shall submit, every two months, to the Minerals Planning Authority a noise report detailing noise levels as determined at each of the nine monitoring locations. The measurements shall be carried out at times representative of the operations carried out at the quarry and representative of the times detailed in the noise condition.

29. Upon commencement of mineral extraction operations within extraction Stage D a noise assessment in relation to the properties Canister Cottage and Bancroft shall be undertaken, submitted to and approved in writing by the Minerals Planning Authority. If the assessment demonstrates that additional noise mitigation measures are required to meet the noise limits set out in condition no 28 the measures shall be implemented within one month of approval.

30. Except with the prior written agreement of the Minerals Planning Authority, noise emissions from the short term operations carried out at the Site (such as soil stripping and replacement, baffle mound construction, removal of spoil heaps, the construction of the Borras Road crossing and other similar operations) shall not exceed 70 dBLaeq (1 hour) at the specified Monitoring Locations, when measured at a height of 1.5 metres above the ground in free field conditions. This level shall not be attained for a period greater than eight weeks in any one year at any one of the specified locations and the Minerals Planning Authority shall be notified beforehand in writing before any such operations commence.

31. Unless otherwise agreed in writing with the Minerals Planning Authority, the works detailed below shall only be carried out between the following hours:

a. Construction of the culvert beneath Borras Road
b. Soil stripping and restoration

Monday - Friday (excluding Bank Holidays)	Saturdays	Sundays & Bank Holidays
08:00 - 18:00 hrs	08:00 - 12:00 hrs	No works

32. The principles of Best Practicable Means detailed in Section 9.2 of the Noise Assessment (August 2005) shall be implemented in full prior to works commencing in the Holt Estate.

33. During the carrying out of the proposed works, and at intervals agreed with the Minerals Planning Authority, compliance monitoring shall be carried out to determine compliance with the noise limits as detailed above. Where any of the locations, 1 to 9 detailed above in Condition no 28, show an exceedance of the related noise level, then additional noise mitigation measures shall be put in place with the prior agreement of

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the Minerals Planning Authority. The Minerals Planning Authority shall be advised 14 days in advance of any compliance monitoring that is to be carried out.

34. Details of the operational noise level of any new item of mobile plant and types of audible reversing warning device or a SMART audible reversing warning device (a device that automatically adjusts its noise emission levels in accordance with backgrounds levels) shall be submitted for the written approval of the Minerals Planning Authority. Following receipt of the approval in writing of the Minerals Planning Authority, the audible reversing device shall be operated in accordance with the approved details throughout the period of the development, unless otherwise agreed in writing with the Minerals Planning Authority.

35. All plant and machinery within the Site shall be operated and maintained, including the effective silencers where appropriate, to minimise noise emissions.

36. The Site shall be operated in accordance with the guidance provided in the Best Practice Guide appended to 'The Environmental Effects of Dust from the Surface Mineral Workings' and 'PG3/8(96) Secretary of state's Guidance - Quarry Processes'.

37. Dust management at Borras Airfield shall be carried out in accordance with the Dust Management Plan (Ref R508-R01a prepared by Smith Grant LLP) approved by the Minerals Planning Authority on 7th September 2004.

38. Prior to the commencement of operations on the Holt Estate a Dust Management Plan, setting out practical measures for the control and monitoring of airborne dust emissions from the Holt Estate, shall be submitted to and approved in writing by the Minerals Planning Authority. The plan shall include provision for: 18/01/07

a. management of stockpiled materials;
b. drop heights from crushers;
c. speed restriction on internal roads; and
d. the physical means of watering the Site, and when they will be used in order to suppress dust.

The Dust Management Plan shall be carried out as agreed throughout the period of operations on the Holt Estate.

39. No product should be stockpiled within 100 metres of the site boundary except with prior written permission from the Minerals Planning Authority. Any non-product stockpile should be grassed over if it's likely to be there more than 6 months.

40. Except with the prior written agreement of the Minerals Planning Authority, or except in emergencies, all heavy goods vehicles entering and leaving Borras Airfield shall do so via the existing access off the A534. All site traffic to the Holt Estate land shall be via the proposed Borras Road crossing, except in emergencies or with the prior written agreement of the Minerals Planning Authority. All transport of mineral

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from the Holt Estate land to Borras Airfield shall be via the conveyor system and there shall be no vehicular haulage of mineral across Borras Road.

41. Within 12 months of the date of this permission a scheme to deal with potential contamination at the Site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the Site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactory carried out has been submitted to and approved in writing by the Local Planning Authority. 18/01/07

42. An unobstructed visibility splay measuring not less than 4.5 x 160 metres shall be provided and thereafter maintained clear of obstruction to the western side of the existing Site access onto the class 1 road (A534). Such works shall be implemented within twelve months of the date of this permission, or such other date agreed by the Minerals Planning Authority.

43. A scheme for the provision of advance warning signs and anti skid treatment on the A534 shall be submitted to the Minerals Planning Authority for approval within six months of the date of this permission. The scheme shall be implemented within six months of approval. 05/10/07.

A scheme of street lighting along the A534 approaches to the Site entrance shall also be submitted to the Minerals Planning Authority for approval within six months of the date of this permission. The scheme shall be implemented within six months of approval, unless work on the realignment and dualling of the A534 (which would result in a new Quarry access to the A534 being provided) is to be commenced within the next 12 months.

44. A scheme for the provision of anti skid treatment along the Site access road at its approach to the A534 shall be submitted to the Minerals Planning Authority for approval within six months of the date of this permission. The scheme shall be implemented within six months of approval. The treated area shall be regularly maintained to ensure the continued effectiveness of the anti skid surfacing. 05/10/07

45. The Borras Road plant crossing shall be constructed in accordance with the details shown in Plan no B110/158a and completed prior to commencement of development within the Holt Estate.

46. At the proposed new Borras Road heavy plant crossing point, within visibility splays measuring not less than 4.5 x 90 metres, all existing obstructions to visibility shall be removed and nothing shall be erected or allowed to grow to a height exceeding 1 metre above the level of the adjacent carriageway. Such measures shall be implemented prior to the commencement of development within the Holt Estate.

47. A scheme for the provision of vehicle actuated illuminated advance warning signs along the approaches to the new heavy plant crossing point on Borras Road shall 05/10/07

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be prepared and agreed in writing with the Minerals Planning Authority and implemented prior to the commencement of development within the Holt Estate.

48. A scheme for the provision of safety fencing and guard-rail along Borras Road above the western portal of the proposed conveyor underpass shall be prepared and agreed in writing with the Minerals Planning Authority and implemented prior to the commencement of development within the Holt Estate.

18/01/07 (Scheme approved Discharge upon completion)

49. The Borras Road conveyor crossing shall be constructed in accordance with the details shown in Plan no B110/145a and completed prior to commencement of development within the Holt Estate land.

50. Vehicles shall only leave the Site when their wheels and chassis are clean.

51. No loaded lorries shall leave the Site unless their loads have been trimmed and sheeted so as to prevent spillage.

52. Prior to the commencement of development a maintenance scheme for all internal haul roads shall be submitted to and approved by the Minerals Planning Authority. The approved scheme shall be carried out throughout the period of development.

18/01/07

53. 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.

54. The surface and groundwater monitoring regime set out in the approved Water Environmental Protection Scheme (Version 3.0 - 1st June 2005 prepared by BCL) as detailed in Appendix 8 of the Hydrological and Hydrogeological Assessment (August 2005 prepared by BCL) shall be implemented in accordance with the submitted detail.

55. In addition to the details contained in Condition 54, the following shall be undertaken:

a. Installation of stage boards at three locations on Vicarage Moss SSSI, and at all surface water bodies within the same aquifer as Borras Quarry. These would include The Flash, Pant yr Ochain, Coed y Bychan ponds, and Borras Bog, and the boards would need to be properly levelled in.

b. Monitoring of water levels at monthly intervals.

c. Two additional piezometers shall be installed within the surface water catchment area of Vicarage Moss SSSI, to ensure that the catchment is properly covered.

d. Measures to ensure that the quarry workings are not taken so low that de-watering is needed at the peak water table, and also to ensure that no disturbance is caused to

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the impermeable clay level below the perched water tables of Vicarage Moss SSSI, and Borras bog. Locations to be agreed with the Minerals Planning Authority.

Measures a), b) and c) shall be operational within six months from the date of this permission. The new and existing network of boreholes/piezometer locations to be maintained and recorded consistently until completion of the development.

56. The monitoring required under condition nos 54 and 55 shall be carried out until the development is completed. The collated and raw data shall be submitted in writing to the Minerals Planning Authority by the last day in March of each calendar year.

57. Surface water shall not be discharged from the Site onto adjoining land without the permission of the Minerals Planning Authority.

Reason(s)

1. In order that the condition hereby determined is concise and enforceable.
2. In order that the condition hereby determined is concise and enforceable.
3. In order to define the development hereby permitted, to require compliance with the amended proposals and to provide for such minor departures from the said proposals as may properly be determined without formal application for variation of this permission.
4. In order that the condition hereby determined is concise and enforceable.
5. In order that the condition hereby determined is concise and enforceable.
6. In order to comply with the Town and Country Planning (Minerals) Act 1981.
7. So that the site is reclaimed if working ceases permanently before the end of the permission.

8. To comply with Section 91 (3) of the Town and Country Planning Act 1990.
9. In order that the Minerals Planning Authority retains control over the timescales of operations and monitor the handling of soils .
10. So that the site is reclaimed if working ceases permanently before the end of the permission.
11. In order that the site is restored to an agreed afteruse and in a progressive manner.
12. In order to bring the site to an appropriate standard for the intended agricultural and amenity afteruses.

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13. In order to bring the site to an appropriate standard for the intended agricultural and amenity afteruses.
14. In order to ensure that any potentially adverse ecological impacts are avoided or minimised.
15. In order to ensure that the mitigation and restoration schemes deliver the best possible protection and enhancement of the ecological interest within the site.

16. To ensure that this biodiversity priority habitat is safeguarded and enhanced.
17. In the interests of amenity and wildlife conservation.
18. To protect trees, hedgerows and habitats, which are of significant amenity value to the area.
19. In order to protect soil resources.
20. To prevent the loss or damage of soil, or mixing of topsoil with subsoil, or subsoil with overburden or mixing of dissimilar soil types.
21. In order to protect soil resources.
22. To prevent a build up of harmful weed seeds in soils that are being or will be used for agriculture.
23. In order to properly record areas of archaeological interest.
24. In order to properly record areas of archaeological interest.
25. In order to properly record areas of geological interest.
26. In order to protect the amenity of local residents and in accordance with good planning practice.
27. In order to protect the amenity of local residents and in accordance with good planning practice.
28. In order to protect the amenity of local residents and in accordance with good planning practice.
29. In order to protect the amenity of local residents.
30. In order to protect the amenity of local residents.
31. In order to protect the amenity of local residents.
32. In the interest of the amenity of local residents.
33. In the interest of the amenity of local residents.
34. In order to protect the amenity of local residents.
35. In order to protect the amenity of local residents.
36. In order to protect the amenity of local residents.
37. In order to protect the amenity of local residents.
38. In order to protect the amenity of local residents.
39. In order to protect the amenity of local residents.
40. In order to protect the amenity of local residents and in the interests of road safety.
41. In the interests of public safety.

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42. To ensure adequate visibility from and of emerging vehicles.
43. In the interests of highway safety.
44. In the interests of highway safety.
45. In the interests of highway safety and the proper development of the site.
46. To ensure adequate visibility from and of emerging vehicles.
47. In the interests of highway safety.
48. In the interests of highway safety.
49. In the interests of highway safety and the proper development of the site.
50. In order to protect highway safety.
51. In order to protect highway safety.
52. In order to protect the amenity of local residents and ensure that the internal roads are maintained in a satisfactory condition.
53. To prevent pollution of the water environment.
54. To protect the water environment and adjoining areas of ecological interest.
55. In order to protect adjoining areas of ecological interest.
56. In order to protect adjoining areas of ecological interest.
57. In order to safeguard the adjoining land from flooding.

Note(s) to applicant

The applicant's attention should be drawn to item nos. 1, 3, 4, 5 & 10 of the supplementary notes.
The applicants' should be aware that a number of public rights of way cross/abut the site and these should be safeguarded before the development commences. The applicants should contact the Public Rights of Way Officer (John Marchant tel. 01978 297151) at an early stage in order to determine the implications of the proposals in relation to maintaining public rights of way.
Work within the existing highway will be required. You are advised to enter into an agreement with the Highway Authority under s.278 of the Highways Act 1980.
As discussed in previous correspondence, the Agency accepts the approach set out in the proposed Water Environmental Protection Scheme (WEPS) and suggests that this might be covered by a condition along the following lines:
The only licensed groundwater abstraction within 2km of the site is license 24/67/7/0197 - Tarmac Ltd. This licence allows the abstraction of water from the Carboniferous Coal Measures and, according to the report, should therefore not be affected by the work. However, the extent of the hyraulic link between the groundwater within the drift and the Carboniferous groundwater remains uncertain.

Surface water abstraction licence 24/67/7/0178 is located on a stream whose source is some 1km from the proposed work. The work must not cause any reduction in flow within this stream. Even though surface water abstraction licence 24/67/8/0052

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(abstraction from the river Alyn) is within 2km of the site, work is unlikely to have any impact on the abstraction.
In addition, certain private water supplies do not require a licence, therefore the Agency is not necessarily aware of their existence. The locations of private domestic sources may be held by the local District Council on the register required by the Private Water Supplies Regulations 1992.
It is the responsibility of the applicant to ensure that the development will not affect any existing legal water interests in the area.
Further advice on compliance with this condition may be obtained by contacting the Council's Environmental Protection section on 297041. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these issues are also addressed in consultation with the Public Protection Department prior to works commencing on site, so as to avoid enforcement under Part II of the Environmental Protection Act, 1990.
In relation to Condition no 53, CCW will advise on specifications and suppliers of equipment, and also advise on the location of piezometers. You are advised to meet with CCW to discuss the details of the monitoring scheme.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.