

PLANNING & LICENSING COMMITTEE

20 DECEMBER 2022

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
198/2022	1	2020/0297/MIN	MICK GEORGE LTD	GREETHAM

Update to the Report

The description of the development in the main report should now be altered to take account of the removal of phase 4 from the proposal.

The applicant has set out the revised proposal and its implications, especially as to the period of working, as follows:

In respect of the reduced mineral extraction area, this will lower the overall estimated recoverable tonnage to some 2.7 million tonnes which in theory will equate to 18years at an average output at 150,000 tonnes plus 18 months for the restoration. As you are imposing a maximum 150,000 tonnes per year, this would not be practical, as in the event of a change in market conditions, an extended period of inclement weather, or an issue such as covid, the theoretical time period would have to be longer. To avoid the need for a further application in the event of such circumstances, we therefore suggest the period should realistically be at least 23 years or increased to a maximum annual export figure of 200,000 tonnes.

Since the agenda was published, meetings have been held with the Parish Council and the applicant to discuss the precise wording of the conditions.

Discussions on the finer points may need to continue after the meeting. There will be no additional or deleted conditions, just the fine wording. The Constitution allows Officers to fine tune conditions after a Committee resolution but in this case, if permission is granted it is recommended that authority be given to Officers, Chairman and the Ward Member to finalise the precise wording of conditions to ensure that the requirements and concerns of all parties are met.

Councillor Gordon Brown has circulated a note to members and Officers regarding some of the conditions.

The applicant's comments are set out below following each point with an Officer response at the end of each point:

- 1 Use of pneumatic breaker (the Pecker) not to be used prior to 8.00 am. I suspect that this will be part of the Comprehensive Environmental Management Plan (CEMP) relating to noise.
MGL: We have agreed to this previously, we think it would be better as a condition.
Officers: **Added to C14**

- 2 The haul road is to be hard-surfaced with concrete or tarmac from the entrance to the site to the quarry floor
MGL: As per the working scheme drawing.
Officers: **See Condition 19**

- 3 That all bunds of topsoil and subsoil be seeded with grass either as part of Condition 60 or part of the CEMP.
MGL: We are agreeable, this would be better as a condition.
Officers: **Its already in C46 of the amended conditions below**

- 4 The trigger points for action due to increased levels of noise and dust will be incorporated into the CEMP.
MGL: I think this is already addressed
Officers: **C38(v).**

- 5 Informative to the applicant seeking notification of local deliveries/collections requiring travel through local villages as defined in the Sect 106 be advised to residents through the Telegram Messenger app (or similar) <https://telegram.org>
MGL: We think this is unnecessary.
Officers: **This can be added as an Informative without controversy.**

- 6 Because of the closeness of the village to the development, a requirement in the CEMP that fugitive dust be analysed using a mass spectrometer or similar to confirm source of dust. Hanson carry this out at Ketton.
MGL: A requirement in the CEMP that fugitive dust be analysed when a trigger is recorded would be more appropriate. The details of this can be expanded in the CEMP which will not be approved until it is considered acceptable, however we have no experience on the acceptability, use or costs associated with a mass spectrometer.
Officers: **Added to C38**

7 Requirement for regular calibration of instruments to be detailed in the CEMP

MGL: We are agreeable.

Officers: Added to C38

8 Can you also confirm that the Parish Council and residents will be consulted regarding the final version of the CEMP, including the points detailed above?

MGL: This will be submitted as part of a discharge of conditions application, which will be circulated for consultation at the discretion of the planning officer, but we have no issue with this. However, residents are represented by their parish council and therefore sending only to the parish council would be necessary, adding any wording including residents is too loose and open to different interpretation.

Officers: External consultations are not normally carried out with neighbours or consultees on Discharge applications unless subject specific. In this instance the Parish and relevant technical consultees will be consulted when Discharge of Conditions are submitted. This is adequate in this instance. The details will be on the web site as usual.

A complete new set of the revised conditions is attached to this Addendum as Annex A.

Other Matters

Cllr P Browne raised the issue of Piri Piri Burr at Briefing. Wording has been added to C54 below to ensure that the Piri Piri Burr in the old quarry is dealt with in the EMP, as requested by the Ecology Section at the outset.

The developer of the Housing site in the old quarry has sent the following information regarding the weed:

We have been passed a copy of your below email dated 9th December to John Gough of Mick George and felt it was best if we replied directly to you.

We would like to confirm that there is no Japanese Knotweed on the Residential approved site or the Commercial site that was refused - so we feel this needed clarifying.

We are in discussion with the Parish about our proposals for the Residential Site, so there is some dialogue before the Reserve Matters application is submitted.

As part of doing the detailed design work we need to undertake a fresh digital survey of the Residential site.

So we can carry out this fresh survey we need to clear the extensive Buddleia and are using a flat bucket excavator to clear the land.

We will also be undertaking Ground Investigation works next week.

The treatment of the Piri Piri was only partially successful in the residential area as it kept raining after it was applied in the autumn.

We cannot respray till the Spring so we are going to do a light scrape only in the residential area to make it easier to kill off fully the Piri Piri in the Spring.

There are currently no burrs on the Piri Piri, so little chance of the plant seeds spreading.

We will also need to continue to spray the Piri Piri in the Commercial area in the Spring.

ANNEX A –

UPDATED CONDITIONS FOR PERMISSION REF. NO.2020/0297/MIN (20 December 2022)

Commencement of Development

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

Reason: In the interest of clarity and to comply with Section 91 of the Town and Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Unless otherwise agreed in writing by the Mineral Planning Authority and except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans submitted as part of planning application 2020/0297/MIN:

Application forms dated 06 March 2020:

Submitted Plan/Drawing Numbers:

GREETHAM, Drawing G17/1/19/01: Location Plan dated 15 January 2020

GREETHAM, Drawing G17/1/19/02: Existing Features dated 15 January 2020

GREETHAM, Drawing G17/1/19/03 (Revision E): Working Scheme dated 17 October 2022

GREETHAM, Drawing G17/1/19/04 (Revision E): Restoration Plan dated 29 November 2022

Greetham Drawing G17/1/19/07 – Measured Distances from Extraction Limit dated 14 December 2022

Greetham Quarry Rutland Environmental Statement, North-Western Extension to Greetham Quarry including the Extraction of Limestone and Building Stone and Importation of Suitable Inert Materials dated March 2020, including Non-Technical Summary, Appendices and the following parts:

Greetham Quarry Rutland Planning Statement dated March 2020

Greetham Quarry Extension Preliminary Ecological Appraisal (Report Ref: 80-111-r1-1) dated 23 August 2019, and Appendices

Greetham Rutland Landscape and Visual Impact Assessment dated November 2019, and Appendices

Soil Resources and Agricultural Use and Quality of Proposed Extension to Greetham Quarry Rutland (Report: 1597/1) dated 11 September 2019, and Appendices

Archaeological Desk Based Assessment Proposed Western Extension Greetham Quarry Greetham Rutland (Doc Ref: PC496a) dated August 2019, and Appendices

Report on Archaeological Geophysical Survey Proposed Western Extension Greetham Quarry Greetham Rutland dated October 2019, and Appendices/Figures

Archaeological Evaluation Trial Trenching Proposed Western Extension Greetham Quarry Greetham Rutland (Doc Ref: PC496d) dated February 2020, and Appendices

Noise Impact Assessment Extension to Greetham Quarry Rutland (Ref: 19.009.1.R6), dated 04 February 2020, and Appendices

Extension to Greetham Quarry Transport Statement (Ref: JA/BP/21077-01b_TS) dated 24 December 2019, and Appendices

Proposed Western Extension Greetham Quarry Greetham Rutland Flood Risk Assessment (Ref: 203/01/Greetham/fra/0919) dated September 2019, and Appendices/Drawings

Greetham Quarry Rutland Regulation 25 Additional Information dated June 2020, and Annexures

Greetham Quarry Rutland Regulation 25 Additional Information (Request No. 2) dated October 2020, and Annexures

Greetham Neighbourhood Plan 2016-2036 (adopted October 2017), Chapter 13 Greetham Boundary Map - Planned limits of development (as attached)

Reason: To specify the approved documents and secure the mitigation measures set out in the application in the interests of amenity and the environment having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

3. From the date of the commencement to the completion of mineral extraction and restoration to approved levels, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission shall always be available at the site for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection by all operatives working on site.

Duration and Cessation

4. The development hereby permitted, including restoration in accordance with the conditions attached to this permission, shall be completed no later than twenty three (23) years from the date of commencement, which shall have been notified under Condition 1. Restoration shall be completed within eighteen months of cessation of mineral extraction and the site shall be subject to aftercare for a period of five years for land returned to agriculture and ten years for all other areas.
5. In the event of a cessation of mineral working and processing for a period in excess of 24 months which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 (as amended), a revised scheme and timetable for restoration and aftercare shall be submitted to the Mineral Planning Authority for approval in writing within six months of such cessation. The site shall be restored in accordance with the revised scheme and timetable of restoration and aftercare as approved.

Reason for conditions 4 to 5: To retain control over the development and to ensure that the development does not prejudice the overall restoration of the site having regard to MDC Policy 1 - Impacts of Mineral Development and MCS Policy 12 -

Method of Working and Operation Limits

6. Operations shall only take place within the red line area as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/01 (Location Plan) and shall be carried out in a phased sequential manner as set out in Chapter 3 of the Environmental Statement and Section 7 of the Regulation 25 Additional Information, and as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2. The approved soil screening bunds shall be constructed prior to the extraction of mineral in the relevant phase. Soil mounds shall be seeded at the earliest sowing season. No more than three phases of the development shall be active at any one time. The site shall be progressively restored in accordance with the phases as shown on Plan/Drawing ref. nos. GREETHAM Drawing G17/1/19/04 Revision E (Restoration Plan) referred to in Condition 2. No part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.
7. The extraction of minerals from the site shall be confined to Lincolnshire Limestone aggregate and building stone. Unless otherwise agreed in writing with the Mineral Planning Authority, mineral output from the site shall be limited to no more than 150,000 tonnes per annum for aggregate and 10,000 tonnes per annum for building stone.
8. All overburden, mineral waste, topsoil, subsoil and soil making material shall be retained on the site for subsequent re-use in site restoration. Infilling and restoration of the site within the red line area as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/01 (Location Plan) referred to in Condition 2 shall only be undertaken with quarry waste, previously stripped soils and imported inert waste material.
9. Imported inert waste material for restoration purposes shall be imported on a backhaul basis wherever practicable to do so, in that any vehicle importing waste shall thereafter leave the site with a full load of aggregate.
10. No blasting shall be carried out at the site.
11. No extraction of mineral shall take place within 150 metres of Greetham village Planned Limits of Development or any part of the skatepark at the community centre, marked on Plan reference G17/1/19/07 and no processing of mineral shall take place within 350 metres of Greetham village Planned Limits of Development. Greetham village Planned Limits of Development for the purposes of this condition are as shown on Greetham Neighbourhood Plan 20162036 (adopted October 2017), Chapter 13 Greetham Boundary Map – Planned Limits of development as referred to in Condition 2 and not to any subsequent version of the Plan.
12. The site access onto Thistleton Lane shall be constructed as set out in Chapter 3 of the Extension to Greetham Quarry Transport Statement and as shown on Plan/Drawing ref. nos. Extension to Greetham Quarry Transport Statement Drawing 21077-01 (Alternative access with vehicle tracking Thistleton Lane), and GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2. No part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.
13. The weighbridge, wheel cleansing facilities, portable cabins (up to three) for office accommodation and welfare facilities, and car parking shall be located within the red line area as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) and shall be constructed as set out in Chapter 3 of the Environmental Statement and Section 6 of the Regulation 25 Additional Information

referred to in Condition 2. No part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.

Reason for conditions 6 to 13: To specify working methods to protect amenity, natural assets and landscape character, and prevent the loss of soil and aid the final restoration of the site having regard to MDC Policy 1 - Impacts of Mineral Development and MCS Policy 12 - Restoration of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Working Hours

14. Except in emergencies or with the prior agreement of the Mineral Planning Authority, no operations on the site, other than pumping, servicing, maintenance, and testing of plant shall be carried out except between the following times:

0700 hours and 1900 hours Monday to Friday, and

0700 hours and 1300 hours on Saturdays;

Save that no use of a mechanical breaker (Pecker) shall commence before 0800 on any operating day.

There shall be no operations carried out on Sundays, or Public or Bank Holidays.

Reason: To ensure that operations are carried out within reasonable hours so as to minimise amenity disturbance in accordance with MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Removal of Permitted Development Rights

15. Notwithstanding the provisions of Parts 7 and 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery, buildings, structures and erections, lights, fences, or private ways shall be erected, extended, installed, rearranged, replaced, or altered at the site without prior planning permission from the Mineral Planning Authority.

Reason: In the interests of amenity protection and landscape character having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Highway and Access

16. The access onto Thistleton Lane shall be constructed and made useable within twelve months of commencement of mineral extraction. Upon the access onto Thistleton Lane being made useable the access onto Stretton Road (B668) shall be closed and restored in accordance with the details contained in planning application reference MIN/2004/1051 dated 06 April 2006 and approved restoration plan 2013/1061/DIS dated 04 December 2013.
17. The access onto Thistleton Lane, inclusive of cleared land necessary to provide the visibility splays shall be constructed to road level as set out in Extension to Greetham Quarry Transport Statement Drawing 21077-01 (Alternative access with vehicle tracking Thistleton Lane) referred to in Condition 2. The vehicular visibility splays at the

site access onto Thistleton Lane, as shown on this plan shall be provided before the access is first used by vehicular traffic and retained free of any obstruction for the lifetime of the development hereby permitted.

18. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent mud being deposited on highway. Wheel cleansing facilities shall be provided on site and maintained to a full working standard in accordance with siting and technical details that shall have been submitted to and approved in writing by the Mineral Planning Authority. In the event that the existing wheel cleansing facilities fail to prevent the deposit of mud, then additional wheel cleaning facilities shall be installed within a location and timetable to be agreed in writing with the Mineral Planning Authority.
19. The internal haul road(s) to the development hereby permitted from the wheel cleansing facilities required in Condition 18 to the access with the public highway shall be metalled in accordance with the Working Scheme Plan G17/1/19/03 (Rev E), to provide an impervious surface and shall be maintained in a clean and good state of repair and free from potholes for the lifetime of the development hereby permitted.
20. All Heavy Goods Vehicles transporting minerals from the site or importing waste materials into the site, shall be securely sheeted in such a way as to minimise dust and to ensure that no material is deposited on the public highway.
21. Prior to the development hereby permitted commencing, the export of mineral and/or the importation of inert waste, a Closed-Circuit Television (CCTV) camera system(s) shall be installed at the site weighbridge(s) for the purpose of monitoring permitted working hours, and to demonstrate compliance with Conditions 9, 14, 18 & 20. The CCTV camera system(s) shall enable an unobstructed view of the site access onto the public highway throughout the year. CCTV footage is to be date and time stamped. CCTV footage is to be retained for a period of twelve months with footage of any incident retained for 24 months. CCTV video footage is to be made available upon the written request by the Mineral Planning Authority. Still images of CCTV footage are to be made available upon the written request by the Mineral Planning Authority for the purpose of demonstrating compliance and to determine if adjustments are required to allow for seasonal variations to enable an unobstructed view of the site access. Prior to erection or installation, the details of the proposed location for the CCTV cameras shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved CCTV camera system(s) shall be installed and maintained in accordance with the approved details for the lifetime of the development.
22. In the event that complaints regarding compliance with Conditions 9, 14, 18 or 20 are received by the operator and thereafter notified, within two days of receipt of the complaint, to the Mineral Planning Authority (or vice versa), an assessment of the complaint shall be undertaken by the operator and shall include the relevant CCTV footage, including still images of footage where necessary, of the location and period stated in the complaint. A report on the findings, with proposals for, and a programme for the implementation of remedial measures to be undertaken (if necessary), shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If substantiated complaints relating to the same matter continue after remedial measures have been implemented in full, monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of Conditions 9, 14, 18 or 20 are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in Conditions 9, 14, 18 or 20 are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning Authority and thereafter implemented to bring the

operations into compliance Conditions 9, 14, 18 or 20. These measures shall thereafter be maintained.

Reason for conditions 16 to 22: In the interests of highway safety and amenity in accordance with MCS Policy 9 - Transportation, MDC Policy 11 - Transportation and MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Lighting

23. All lighting to be installed on site shall be downward facing, positioned below the working rim of the quarry and designed and installed so as to avoid impacting on residential receptors and wildlife as set out in Chapter 3 of the Environmental Statement referred to in Condition 2. Floodlighting required during the months of December, January, and February around the plant site and infill areas may be operated up to thirty minutes before and/or after permitted hours of operation. Temporary lighting required during construction works (of the site access onto Thistleton Road and ancillary development including installation of weighbridge, wheel cleansing facilities, mechanical barrier, portacabins for office accommodation, and welfare facilities) shall be deployed in accordance with permitted hours of operation and is to be directed at the working area and designed and installed so as to avoid impacting on residential receptors and wildlife. Prior to erection or installation, the details of the proposed locations and design of any lighting shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved lighting shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of residential and rural amenity and biodiversity of the area having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP17 - Outdoor Lighting of the Rutland Site Allocations and Policies DPD October 2014.

Fencing

24. No perimeter fencing shall be erected on site until the details of the proposed locations, heights, materials, design, and colour of any perimeter fencing have been submitted to and approved in writing by the Mineral Planning Authority. Any approved fencing shall be maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity protection and landscape character having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Water Resources

25. Prior to the commencement of development, a scheme for management of water resources, to include a detailed drainage and SUDS infrastructure scheme, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include measures for groundwater monitoring and an action plan to minimise the potential impact upon the water environment of any fuel, oil or chemical spillage within the quarry. The scheme shall form part of a comprehensive Environmental Management Plan (EMP) and address environmental training of staff. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.
26. Throughout the lifetime of the development hereby permitted, all reasonable steps shall be taken to ensure that drainage from areas adjoining the site is not impaired or

rendered less efficient by the permitted operations. All reasonable steps shall be taken, including the provision of any necessary works, to prevent damage by erosion, silting, or flooding and to make proper provision for the disposal of all water entering, arising on, or leaving the site for the lifetime of the development hereby permitted.

Reason for conditions 25 to 26: To ensure that the development does not increase flood risk having regard to MDC Policy 1 - Impacts of Mineral Development, MDC Policy 7 - Water Resources and MDC Policy 8 - Flooding of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Pollution Prevention

27. Any facilities, above ground, for storage of oils, fuels, lubricants, 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%. 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 into the bund.
28. All drums and small containers used for oil and other chemicals shall be stored in bunded areas that do not drain to any watercourse, surface water sewer or soakaway.

Reason for conditions 27 to 28: To minimise risk of watercourse and aquifer pollution and to prevent pollution of the water environment having regard to MDC Policy 1 - Impacts of Mineral Development and MDC Policy 7 - Water Resources of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Noise

29. Prior to the commencement of development, including soil stripping or vegetation clearance, a scheme of measures to minimise and monitor noise generation associated with the development shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme should form part of a comprehensive Environmental Management Plan (EMP) and address environmental training of staff. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.
30. No vehicles, plant, equipment, or machinery used exclusively on site shall be operated at the site unless it has been fitted with and uses an effective silencer and non-tonal "white noise" reversing alarms. All vehicles, plant, equipment, and machinery shall be maintained in accordance with the manufacturer's specification.
31. The location and construction of soil storage mounds and acoustic fencing to secure noise (and dust) screening mitigation at the boundaries of the working area shall be constructed and implemented in accordance with Greetham Quarry Rutland Regulation 25 Additional Information (Request No. 2), Annexure H: Noise Assessment (October 2020) - Chapter 5 and as shown on Plan/Drawing ref. no. GREETHAM, Drawing G17/1/19/03 Revision E (Working Scheme) as referred to in Condition 2, and maintained as approved for the lifetime of the development hereby permitted. The acoustic fence (Thistleton Lane) shall be screened for visual amenity purposes by planting of suitable tree species to be undertaken in the first available planting season following commencement of the development.
32. The site shall only be worked in accordance with the measures set out in Part 1 (Noise), Section 8 of British Standard 5228: 2009 "Noise and Vibration Control on Construction and Open Sites" or subsequent edition thereof.

33. Except for temporary works under the provisions of Condition 34, the equivalent sound level (L_{Aeq}), measured at the potentially noise sensitive receptors listed below over any one-hour time period attributable to the operations on site, as measured free field, shall not exceed:
- 48 dBA (1hr L_{Aeq}) at 48 Great Lane, Greetham,
 - 51 dBA (1hr L_{Aeq}) at the White House, Thistleton Lane, Greetham, and
 - 55 dBA (1hr L_{Aeq}) at Greetham Community Centre, Great Lane, Greetham.
34. For temporary operations that shall be limited to topsoil and subsoil stripping and other landscaping works, for up to eight weeks in a year the equivalent sound level (L_{Aeq}), measured over any one-hour time period as measured free field, shall not exceed 70 dBA (1hr L_{Aeq}) at any inhabited property.
35. Upon commencement of development monitoring of noise from the mineral extraction operations shall be undertaken using continuous real-time noise monitoring equipment, to be installed prior to the commencement of development. Noise monitoring equipment is to include trigger limits for the potentially noise sensitive receptors (identified in Condition 33), audio recording, and an alert system that automatically notifies the operator when the trigger limit is exceeded. Records of noise monitoring, including audio recordings, are to be retained for a period of two years and made available upon the written request by the Mineral Planning Authority. Prior to erection or installation, the details of the proposed location for the noise monitoring equipment shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved noise monitoring equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development. If, during the two-year period following commencement of mineral extraction, there have been no breaches of noise limits or substantiated noise complaints reported to the Mineral Planning Authority, noise monitoring may be amended to periodic monitoring, the details of which are to be submitted to and approved in writing by the Mineral Planning Authority as a Discharge of this Condition.
36. In the event that there is an exceedance of the noise trigger limits (identified in Condition 33), or a complaint regarding noise is received by the operator and thereafter notified, within two days of receipt of the complaint, to the Mineral Planning Authority (or vice versa), an assessment of the complaint shall be undertaken by the operator and shall include the following information:
- i. the measured L_{Aeq} (free field) level in dB(A),
 - i. date and time of measurement,
 - ii. description of site activity(ies),
 - iii. description and recording of audio, and
 - iv. weather conditions, including wind speed and direction.

A report on the findings, with proposals for removing, reducing, or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken, shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If substantiated complaints relating to noise continue after remedial measures have been implemented in full, monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of Conditions 32-34 are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in Conditions 32-34 are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning

Authority and thereafter implemented to bring the operations into compliance with the limits established in Conditions 32-34. These measures shall thereafter be maintained.

37. Records of complaints received are to be retained for two years and are to include details of the investigation, any actions taken as a consequence to resolve the complaint including steps taken to verify whether remedial action has been effective. Records are to be made available upon the written request by the Mineral Planning Authority.

Reason for Conditions 29 to 37: In the interests of residential amenity and the rural amenities of the area having regard to MCS Policy 7 - Residential and Sensitive Land Uses, MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Dust

38. No development within any individual phase of working as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2 shall take place until an up-to-date consolidated site-specific Dust Management Plan (in accordance with Best Available Techniques as set out in Mineral Industry Research Organisation (MIRO) "Management, mitigation, and monitoring of nuisance dust and PM10 emission arisings from the extractive industries" (February 2011, or subsequent edition thereof) is submitted to and approved in writing by the Mineral Planning Authority. The scheme shall identify specific measures to minimise and monitor dust generation associated with the development, and include:
- i. detailed monitoring methodology and frequency (for dust generation), including the differentiation of the proportion contributed from other local sources of dust,
 - ii. the use of water-spray facilities for dampening operational areas including processing plant, stockpiles, and haul roads,
 - iii. the provision, and location of, storage for 30,000 litres of water for use in dust suppression, and
 - iv. monitoring of weather forecast and conditions including rainfall, wind speed and wind direction.
 - v. The DMP shall include details of the actions the operator will be required to implement when the following trigger levels for PM10's are reached:
 - Level 1 - 35µg/m³ as a 24-hour mean value - Investigate and instigate appropriate remedial measures as defined in dust management plan with findings recorded in site log book.
 - Level 2 - 40µg/m³ as a 24-hour mean value - Inform Environment Protection. Investigate and instigate appropriate remedial measures with findings recorded in site log book.
 - Level 3 - 45µg/m³ as a 24-hour mean value - Cease all dust emitting operations. Inform Environment Protection. Investigate and instigate appropriate remedial measures with findings recorded in site log book.
 - vi. The location of the real time dust monitors
 - vii. Arrangement for regular calibration of all instruments to be included in the Plan
 - viii. Details for analysis of fugitive dust following a trigger being reached

The scheme should form part of a comprehensive Environmental Management Plan (EMP) and address environmental training of staff. The development shall be implemented in accordance with the approved mitigation measures and details for the lifetime of the development. Once approved, should the Dust Management Plan need to be changed this shall be carried out as a Discharge of this Condition.

39. Prior to the commencement of development, a site-specific weather station anemometer shall be installed on site. The weather station anemometer is to include a trigger limit for wind speed and wind direction (to be identified in the Dust Management Plan) and an alert system that automatically notifies the operator when the trigger limit is exceeded. Upon receiving notification of a trigger limit being exceeded the operator is to implement dust suppression measures as set out in the approved Dust Management Plan. Records of weather conditions recorded by the weather station anemometer, and any instances where the operator implemented dust suppression measures in response to notifications received from the weather station anemometer, are to be retained for a period of two years and made available upon the written request by the Mineral Planning Authority. The details of the proposed location for the weather station shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved weather station equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development.
40. Upon commencement of development, monitoring of dust from the mineral extraction operations shall be undertaken using:
- i. Four frisbee style deposition gauges for nuisance dust deposition, for which the compliance dust-fall limit is $103 \text{ mg m}^{-2} \text{ day}^{-1}$. Monitoring shall be undertaken periodically, the duration and frequency of which is to be set out in the Dust Management Plan.
 - ii. Continuous real-time particulate matter (dust) monitoring equipment for PM10 and Total Particulate Matter, as set out in the Air Quality Standards Regulations 2010 (or any subsequent legislation replacing or re-enacting that legislation) for which the current compliance limit is $50 \text{ }\mu\text{g/m}^3$, not to be exceeded more than 35 times a year 24 hour mean, or $40 \text{ }\mu\text{g/m}^3$ annual mean. Dust monitoring equipment for PM10 is to include a compliance limit of $50 \text{ }\mu\text{g/m}^3$ and an alert system that automatically notifies the operator when the compliance limit is exceeded.

The above dust monitoring equipment is to be installed prior to the commencement of development. Records of dust monitoring are to be retained for a period of two years and made available upon the written request by the Mineral Planning Authority. Prior to erection or installation the details of the proposed location for the dust monitoring equipment shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved dust monitoring equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development. If, during the two-year period following commencement of development (to include a minimum of one year where mineral extraction is taking place), there have been no breaches of dust limits or substantiated dust complaints reported to the Mineral Planning Authority, dust monitoring for PM10 and Total Particulate Matter may be amended to periodic monitoring, the details of which are to be submitted to and approved in writing by the Mineral Planning Authority.

41. In the event that there is an exceedance of the dust trigger limits (identified in Condition 40), or a complaint regarding dust is received by the operator and thereafter notified, within two days of receipt of the complaint, to the Mineral Planning Authority

(or vice versa), an assessment of the complaint shall be undertaken by the operator and shall include the following information:

- i. dust levels measured in: $\mu\text{g}/\text{m}^3$ 24 hour mean for PM10 and Total Particulate Matter; and dust fall $\text{mg m}^{-2} \text{ day}^{-1}$ for nuisance dust deposition,
- ii. date and time of measurement,
- iii. description of site activity(ies), and
- iv. weather conditions, including wind speed and direction.

Additional monitoring of dust using frisbee style and/or directional dust deposition gauges may be requested by the Mineral Planning Authority. A report on the findings, with proposals for removing, reducing, or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If substantiated complaints relating to dust continue after remedial measures have been implemented in full, monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of Conditions 38-40 are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in Conditions 38-40 are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning Authority and thereafter implemented to bring the operations into compliance with the limits established in Conditions 38-40). These measures shall thereafter be maintained.

42. Records of complaints received are to be retained for two years and are to include details of the investigation, any actions taken as a consequence to resolve the complaint including steps taken to verify whether remedial action has been effective. Records are to be made available upon the written request by the Mineral Planning Authority.
43. Real time monitoring shall be made available on a web site or other means to be approved by the MPA to enable Mineral Planning Authority and the Greetham Parish Council to see readings at any specific time.

Reason for Conditions 38 to 43: In the interests of residential amenity and the rural amenities of the area having regard to MCS Policy 7 - Residential and Sensitive Land Uses, MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Archaeology

44. Prior to the commencement of development, including soil stripping or vegetation clearance, a Written Scheme of Investigation (WSI) shall be submitted to and approved in writing by the Mineral Planning Authority. The WSI must be prepared by an archaeological contractor acceptable to the Mineral Planning Authority. To demonstrate that the implementation of the WSI has been secured a signed contract or similar legal agreement between the operator and the approved archaeological contractor shall be provided to the Mineral Planning Authority. The WSI shall include a:

- i. Statement of significance and research objectives.
- ii. Programme and methodology of site investigation and recording, including the nomination of a competent person(s) or organisation to undertake the agreed works.
- iii. Programme for post-investigation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

The WSI shall be implemented in full as approved for the lifetime of the development hereby permitted.

Reason: To ensure satisfactory archaeological investigation and recording having regard to MDC Policy 5 - Historic Heritage of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP20 - The Historic Environment of the Rutland Site Allocations and Policies DPD October 2014.

Soil Handling

45. Three months prior to commencement of soil stripping of any identified phase of the development as shown on Plan/Drawing ref. nos. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2, a Scheme of Soil Movement shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall: where subsoils are not to be retained, identify those soils and soil substitutes intended to be used in their place; and identify clearly the origin, intermediate and final locations of soils for use in the restoration, as defined by soil units, together with details balancing the quantities, depths, and areas involved.
46. Prior to commencement of soil stripping and storage mound construction, a scheme of grass seeding, weed control, and management of all storage mounds that will remain in situ for more than six months or over winter shall be submitted to and approved in writing by the Mineral Planning Authority. Seeding and management of the storage mounds shall be carried out in accordance with the approved details. Within three months of the formation of soil storage mounds a plan showing the location, contours, and volumes of the mounds, and identifying the soil types and units contained therein shall be submitted to and approved in writing by the Mineral Planning Authority.
47. Bunds for the storage of soils shall not exceed three metres in height for topsoil bunds, and five metres in height for subsoil bunds.
48. All topsoil shall be stripped from any areas to be excavated, used for the stationing of plant and buildings, storage of subsoil and overburden, or traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.
49. All soil and soil forming materials shall be handled in accordance with the Department for Environment, Food, and Rural Affairs (DEFRA) "Good Practice Guide for Handling Soils".
50. From the date of commencement and throughout the duration of operations, restoration, and aftercare the operator shall take appropriate steps shall be taken to prevent the spread of any soil-borne plant or animal diseases.
51. Soil shall only be moved when in a dry and friable condition. For cohesive soil this may be assessed in accordance with the "Worm Test" for field situations described by Annex AP 8 Para 1(g) of the Department for Environment, Food, and Rural Affairs (DEFRA) "Guidance for Successful Reclamation of Mineral and Waste Sites" to determine if the moisture content is drier than the lower plastic limit and therefore, less prone to damage if handled.

52. For all soil types no soil handling shall proceed during and shortly after significant rainfall, and/or when there are any puddles on the soil surface.
53. Soil handling and movement shall not be carried out between the months of October to March inclusive, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason for conditions 45 to 53: To protect mounds from soil erosion, prevent build-up of weed seeds in the soil and remove vegetation prior to soil replacement, and prevent damage to soils having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Landscape, Ecology, and Biodiversity

54. Prior to the commencement of development, including soil stripping or vegetation clearance, a comprehensive Environmental Management Plan (EMP) shall be submitted to and approved in writing by the Mineral Planning Authority. The EMP must address potential for adverse impacts on the interest features of Greetham Meadows Site of Special Scientific Interest (SSSI), including dust impacts and surface water drainage. The EMP shall include measures to ensure that Piri Piri Burr in the existing quarry is not translocated into the quarry extension. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.
55. No vegetation clearance or working shall take place on the site until a detailed Construction Environmental Management Plan (CEMP) for Biodiversity to include a Hedgerow Habitat Management Plan has been submitted to and approved in writing by the Mineral Planning Authority. The plan shall detail how the impact of the development upon features and species of ecological importance will be protected, managed, and impacts will be mitigated throughout the life of the development. The CEMP shall be fully implemented as approved for the lifetime of the development.
56. All supplementary planting of existing hedgerows and trees along the north-eastern (H2) and western (H1) boundaries, and planting of species-rich hedgerow and trees along the southern boundary as shown on Appendix V Drawings - Greetham Quarry Extension Drawing 80-111-001 (Habitat Plan) of the Preliminary Ecological Appraisal, Plan/Drawing ref. nos. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme), and Chapter 3 of the Environmental Statement referred to in Condition 2, shall be undertaken in the first available planting season (October to March) following the date of this planning permission.
57. All hedges and trees bounding the red line area as shown on Appendix V Drawings - Greetham Quarry Extension Drawing 80-111-001 (Habitat Plan) of the Preliminary Ecological Appraisal referred to in Condition 2, shall be retained and protected from damage for the duration of operations; with the exception of the south-eastern hedgerow (H3), and the section of the north-eastern hedgerow (H2) (a length of ten metres) and neutral grassland (an area of 60 square metres) within the road verge required to be removed to allow for construction of access onto Thistleton Lane as shown on Plan/Drawing ref. no. GREETHAM, Drawing G17/1/19/03 Revision E (Working Scheme) as referred to in Condition 2. Any trees or hedges that are damaged, removed or die shall be replaced with a similar species plant (for trees) or compensatory hedgerow planting (for hedges), to be carried out within the first available planting season following agreement of such details in writing with the Minerals Planning Authority.
58. No mineral extraction shall take place within a ten metre standoff from the hedgerows (H1 and H2) that form the western and north-eastern boundaries of the red line area as shown on Appendix V Drawings - Greetham Quarry Extension Drawing 80-111-001 (Habitat Plan) of the Preliminary Ecological Appraisal referred to in Condition 2, and hedgerow and tree plantings along the southern boundary as shown on

Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2. Within this standoff there shall be no storage of any materials or vehicles (including soils) within five metres of the hedgerow. Where there are trees within the hedgerow a larger standoff will be calculated as per the British Standard for the Protection of Trees. Any safety barriers, including fencing, to the quarry face shall include appropriate warning signage and shall be erected or constructed in accordance with details that have been agreed in writing with the Mineral Planning Authority. Fencing will be installed using methods that avoid damage to tree roots.

59. Standoffs referred to in Condition 57 shall be marked/pegged out on-site prior to the commencement of extraction in the planning permission area in a manner that shall be first agreed in writing with the Minerals Planning Authority.
60. Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of February to September inclusive, unless an ecologist report demonstrating that breeding birds will not be affected is submitted to and approved in writing by the Mineral Planning Authority. Should nesting birds be found, development shall be delayed until such time as nesting has ceased.
61. From the date of commencement and throughout the period of working, restoration, and aftercare all areas of the site, including amenity/screening bunding, shall be kept free of weeds and necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.

Reason for conditions 54 to 61: In the interests of landscape and biodiversity having regard to MDC Policy 1 - Impacts of Mineral Development, MDC Policy 4 - Impact Upon Landscape and Townscape and MDC Policy 6 - Biodiversity and Geological Conservation Interests of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP19 - Biodiversity and Geodiversity Conservation and Policy SP23 - Landscape Character in the Countryside of the Rutland Site Allocations and Policies DPD October 2014.

Restoration and Aftercare

62. Within two years of the date of permission being granted an overall scheme of reclamation and after-use for the planning permission area shall be submitted to and agreed in writing with the Mineral Planning Authority. The scheme shall be based upon the principles of the restoration plan shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/04 Revision E (Restoration Plan) and Chapter 4 (Amended May 2020) of the Environmental Statement referred to in Condition 2 and be in accordance with the National Planning Practice Guidance. The scheme shall include:
 - i. The aims and objectives of restoration.
 - ii. Prescriptions for management actions.
 - iii. A comprehensive restoration plan including: a) delineation of area(s) to be retained, areas for natural regeneration, areas for intervention through habitat creation, and habitat enhancement; and b) detailed levels and final contour level shown by a contour plan and accompanying cross sections, to include how the restoration will relate to the original quarry restoration on the adjacent site.
 - iv. Habitat creation and enhancement methodologies, including the maintenance of habitat types proposed as part of the ecological enhancement of the site.
 - v. Comprehensive details of proposed planting and seeding of locally native species of local provenance, including planting and seeding species-mixes. Seed mixtures should include a low sowing rate and a low grass seed percentage to encourage the development of a species rich sward.

- vi. Details of soil and substrate specification and placement, techniques, and management, and methods for maintaining and monitoring soil pH levels. Substrate for areas of calcareous grassland must be predominantly crushed limestone of a range of particle size from fines to rubble and larger stone. Subsoils of neutral or lower pH, or topsoil, shall not be used to form this habitat.
- vii. Provision of surface water drainage.
- viii. Preparation of a work, monitoring, and reporting schedule.
- ix. Monitoring, remedial, and contingency measures triggered by monitoring.
- x. Aftercare and long-term management and maintenance.
- xi. Timetable for implementation.

The approved scheme shall be implemented thereafter in accordance with the approved details.

63. Unless otherwise agreed in writing with the Mineral Planning Authority, the restoration plan must include features as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/04 Revision E (Restoration Plan) referred to in Condition 2, and set out below:

- i. Creation of a mosaic of the following BAP priority habitats, and to demonstrate 10% net-gain from the baseline habitat survey: calcareous grassland/bare rocks/open mosaic habitat created through natural regeneration on the quarry slopes (at least 50% of slopes to be of this technique); species-rich limestone grasslands created through wildflower seeding (remainder of slopes); new species-rich hedgerow along southern boundary and across the decommissioned access road; and species-rich neutral grassland roadside verge along Thistleton Lane and across the decommissioned access road.
- ii. Arable land to achieve Agricultural Land Classification Sub-grade 3a: Good quality agricultural land (or better).
- iii. Calcareous grassland of local Biodiversity Action Plan (BAP) quality (a minimum of 6.95 hectares), to be either created, restored, or conserved to a specification and methodology approved by Mineral Planning Authority, following submission of up-to-date ecological information.
- iv. The creation of a seasonal wetland.

64. Six months prior to the commencement of restoration, including soil and substrate placement and re-grading, of any identified phase of the development as shown on Plan/Drawing ref. no. GREETHAM Drawing G17/1/19/03 Revision E (Working Scheme) referred to in Condition 2, a detailed scheme for the restoration of that given phase shall be submitted to and agreed in writing with the Mineral Planning Authority. The submitted schemes shall include an up-to-date habitat survey to be undertaken in order that any natural regeneration or other features of biodiversity value can be incorporated into the restoration plans, final contours, profiles of any water bodies, and details of tree planting, habitat establishment and management, and timetable for implementation.
65. Areas to be restored to agricultural use shall be progressively restored in accordance with the approved phasing drawings and Department for Environment, Food, and Rural Affairs (DEFRA) "Guidance for Successful Reclamation of Mineral and Waste Sites". Areas to be restored to agricultural use shall achieve a restored agricultural land quality of Agricultural Land Classification Sub-grade 3a: Good quality agricultural land. The soil profile shall be kept free of materials likely to interfere with final restoration and subsequent cultivation and tree planting to a depth of at least one metre and shall be ripped (rooted) as necessary to relieve compaction prior to the replacement of topsoil. Any stones or other materials greater than 80 millimetres in any one dimension, and

materials that would impede subsequent agricultural operations shall be removed or buried on site to a depth of at least one metre.

66. All planting associated with each respective phase of operations as shown on Plan/Drawing ref. nos. GREETHAM Drawing G17/1/19/04 Revision E (Restoration Plan) referred to in Condition 2 shall be undertaken in the first available planting season following restoration of that phase.
67. A detailed survey of the final levels on site shall be submitted to the Mineral Planning Authority once infilling and restoration is complete, and in any event no later than the end of the restoration completion period specified in Condition 4.
68. An aftercare scheme detailing the steps that are necessary to bring the land to the required standard for agriculture and to ensure establishment of calcareous grassland and other habitats as per the agreed restoration plan shall be submitted to and approved in writing by the Mineral Planning Authority prior to commencement of restoration works in each phase. The submitted scheme shall include:
 - i. An outline strategy in accordance with the Planning Practice Guidance for the five-year aftercare period for land returned to agriculture and ten-year aftercare period for all other areas. This shall specify steps to be taken and the period during which they are to be taken. In the case of agriculture, the scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants and the Mineral Planning Authority.
 - ii. A detailed annual programme, in accordance with the National Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than two months prior to the annual Aftercare meeting.
 - iii. An aftercare management plan to address limestone grassland and hedgerow maintenance, and management of habitat succession to optimise the open mosaic habitats.

The aftercare shall be undertaken in accordance with the approved scheme for the duration of aftercare.

69. Before 31st January of every year during the aftercare period, an Aftercare Management Report shall be submitted to the Mineral Planning Authority recording the operations carried out on the land during the previous twelve months, results of tests undertaken to ensure satisfactory soil structures, and setting out the intended operations for the next twelve months. A site meeting shall be arranged to discuss the report to which the Mineral Planning Authority shall be invited together with any other parties as necessary.
70. Any trees, hedges, or other plantings including calcareous grassland that are damaged, removed, or die during the aftercare period shall be replaced with a similar species plant (for trees) or compensatory hedgerow (for hedges) or similar species planting (for other plantings including calcareous grassland), to be carried out within the first available planting season following agreement of such details in writing with the Minerals Planning Authority.
71. In any part of the site where differential settlement occurs during the restoration and aftercare period, the applicant, where required by the Mineral Planning Authority, shall submit a scheme to rectify this issue. The scheme (including a timetable), as approved in writing by the Mineral Planning Authority, shall be implemented in full.
72. During the aftercare period, temporary drainage works (e.g. ditches, watercourses, settling lagoons) shall be carried out as necessary to prevent soil erosion, flooding of land within or outside the site or the erosion or silting up of existing drainage channels within or outside the site.

73. Except as otherwise agreed in writing by the Mineral Planning Authority all buildings, structures, fencing, plant, machinery, and access and haul roads erected or installed in accordance with this permission shall be removed from the site by the end of the restoration completion period specified in Condition 4.

Reason for conditions 62 to 73: To ensure proper restoration and aftercare of the site and in the interests of the general amenity of the area, and to ensure that habitat creation maximises biodiversity in line with Biodiversity Action Plan regional species having regard to MDC Policy 12 - Restoration and MCS Policy 12 - Restoration and Aftercare of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Monitoring

74. The operating company shall submit an annual report in writing to the Mineral Planning Authority within one month of the first anniversary of operations commencing at the site and at twelve monthly intervals thereafter. The report shall include:
- i. Detailed information on the quantities of aggregate, Clipsham blockstone and building/walling stone exported from site in the previous twelve months,
 - ii. Records of the amount, type, and origin of all waste materials imported into the site in the previous twelve months,
 - iii. Records on backhauled loads to demonstrate compliance with Condition 9,
 - iv. Records of any complaints received under Conditions 22, 36 & 41, or confirmation that no complaints have been received to demonstrate compliance with the relevant Conditions, and
 - v. Records of instances where the operator implemented dust suppression measures in response to notifications received from the weather station anemometer (including relevant weather conditions recorded by the weather station anemometer) to demonstrate compliance with Condition 40.

The information required by this condition shall also be supplied at any other time and by any other date upon the written request by the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority to monitor progress towards achieving the principles in MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

Local Liaison Group

75. Prior to the commencement of the development, details of a Local Liaison Group to be established, including proposed membership and ongoing facilitating arrangements, shall be submitted to the Mineral Planning Authority for agreement in writing. The first meeting shall be arranged prior to the date of commencement as notified under Condition 1. Subsequent meetings shall be arranged at three monthly intervals for the first two years from commencement of development and thereafter at six monthly intervals, or such other time period as agreed by the Mineral Planning Authority, for the life of the operations.

Reason: To discuss and review the operator's current working practices and their future intentions and to monitor compliance with the Planning Permission in discussion with local community representatives and regulators having regard to achieving the principles in MDC Policy 1 of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.