

Pre-development Tree Condition Survey drawing number: TS71-005, titled: 'Tree Retention & Removal Plan 3', dated May 2019;

Pre-development Tree Condition Survey drawing number: TS71-006, titled: 'Tree Retention & Removal Plan 4', dated May 2019;

Pre-development Tree Condition Survey drawing number: TS71-007, titled: 'Tree Retention & Removal Plan 5', dated May 2019;

Transport Statement drawing number: WY TA 18-1, titled: 'Proposed Site Entrance', dated July 2018; and

Transport Statement drawing number: Figure 1, titled: 'Proposed Site Access Preliminary Design Layout', dated August 2019.

For the avoidance of doubt and to assist with the monitoring of the planning permission.

Working & Restoration', dated July 2024; 01-LEACF-INO_007, titled: 'Phase 3 - Working & Restoration', dated July 2024; 01-LEACF-INO_008, titled: 'Phase 4 - Working & Restoration', dated July 2024; 01-LEACF-INO_009, titled: 'Phase 5 - Working & Restoration', dated July 2024; and 01-LEACF-INO_010, titled: 'Final Works', dated July 2024, except where otherwise stipulated by conditions attached to this permission.

To ensure that the site is reclaimed in a condition capable of beneficial after use at an early date and in the interests of amenity, in accordance with Policies MLP 11, MLP 26, MLP 28, MLP 33, and MLP 35 of the adopted Worcestershire Minerals Local Plan, Policies WCS 5, WCS 9, WCS 11, and WCS 12 of the adopted Worcestershire Waste Core Strategy, and Policies SP.20, SP.22, SP.23, SP.28, and DM.26 of the adopted Wyre Forest District Local Plan.

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- 8) No excavation or extraction shall take place below 63.5 metres Above Ordnance Datum (AOD) in the eastern part of the site (Initial Phase, Phase 4 and Phase 5) and 60.4 metres AOD in the western part of the site (Phase 1, Phase 2 and Phase 3).

To define the permission and to protect the water environment and prevent pollution, in accordance with Policy MLP 37 of the adopted Worcestershire Minerals Local Plan, Policy WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30 and SP.33 of the adopted Wyre Forest District Local Plan.

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- 9) Except in emergencies to maintain safe quarry working, construction works and site set up; this

To protect the amenity of adjacent residential properties, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, and Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy SP.33 of the adopted Wyre Forest District Local Plan.

10)

turning facilities within the plant site, as shown on drawing numbered: 01-LEACF-INO_012,

- vi. Details of how and where construction vehicles associated with the construction of the vehicular access and haul road only shall enter the site, including routing on site, any temporary haul roads including their specification, restoration specification and timetable for their reinstatement, and any temporary measures to ensure the safe passage of users of Bridleway WC-626 during the construction of the access and haul road.

Thereafter, the vehicular access and haul road shall be carried out in accordance with the approved details and thereafter shall be retained and maintained until the last Phase has been restored.

In the interests of highway safety, to avoid adverse impacts on amenity along transport routes, and to prevent HGVs travelling over the Canal Road Bridge on Wolverley Road (B4189) and travelling along Sion Hill (C2136), in accordance with Policy MLP 39 of the adopted Worcestershire Minerals L10.5 (.8 (e)w1 (f)10-3.3 (a)10.5. p)10.4 (v)5.3 (e3.1 (d717 a)10.5 (t)l)-16 aadliM9ts13 (i

18) Within 3 months of the commencement of the development hereby approved, details, location and a timetable for the provision of sheltered and secure cycle parking to be provided within the plant site, as shown on drawing numbered:01-LEACF-INO_012, titled: 'Plant Site', dated July

the Mineral Planning Authority within 7 days of a written request. All such records shall be kept for at least 12 months from the date they were recorded.

Thereafter, the measures set out in the approved Management Plan shall be implemented and maintained for the duration of the development hereby approved.

To ensure the provision of adequate on-site facilities, and in the interests of highway safety, to avoid adverse impacts on amenity along transport routes, and to prevent HGVs travelling over the Canal Road Bridge on Wolverley Road (B4189) and travelling along Sion Hill (C2136), in accordance with Policy MLP 39 of the adopted Worcestershire Minerals Local Plan, Policy WCS 8 of the adopted Worcestershire Waste Core Strategy, and Policy SP.27 of the adopted Wyre Forest District Local Plan.

Thereafter, the routes shall be provided and maintained in accordance with the approved details, and shall remain in situ and available for public use until such a time that an agreement under Section 25 Highways Act 1980 has been completed and advertised as dedicated as routes on the Definitive Map.

To enhance public access across the site, anct41aft nhanciti4 (pu.5 ()-nf4 (c)--11 (7-3.5 (s)75.8 (e)5.8 (,)-3

To enhance public access across the site, and to ensure conformity with submitted details, in accordance with Policies MLP 7 and MLP 30 of the adopted Worcestershire Minerals Local Plan.

The provision of new public access routes is one of the first operations to take place on site, so it is important that such details have been submitted and approved prior to the commencement of the development, for the reasons stated above.

- 22) Notwithstanding the submitted details, prior to the commencement of the development hereby approved, a detailed scheme for the safe crossing by the public over the haul road of any rights of way or permissive bridleways, shall be submitted to and approved in writing by the Mineral Planning Authority. The details shall include the signage to be installed to alert users of the haul road and users of the rights of way or permissive bridleways of the crossing, details of any gates, fences or barriers and surfacing. The crossing shall be implemented in accordance with the approved details and made available prior to the first use of the haul road by any HGVs

accordance with the approved details, and shall be retained and maintained as such thereafter.

To protect the visual amenity of the site, and the environmental quality of the surrounding area, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy DM.26 of the adopted Wyre Forest District Local Plan.

24) Prior to commencement of the development hereby approved, a lighting design strategy shall be submitted to and approved in writing by the Mineral Planning Authority. The strategy shall include:

- i. Height of lights;
- ii. Intensity of the light.

prevent the above species using their territory or having access to their breeding sites and resting places.

i. Pre-

Authority. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface water whether direct or via soakaways. Thereafter the development shall be carried out and maintained in accordance with the approved details.

To ensure that the site can be adequately drained as well as to reduce the risk of creating or exacerbating flooding and to minimise the risk of pollution, in accordance with Policies MLP 37 and MLP 38 of the adopted Worcestershire Minerals Local Plan, Policy WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30, SP.31, SP.32, and SP.33 of the adopted Wyre Forest District Local Plan.

The detailed design of the surface water drainage is required at the outset of the development as it may inform earlier stages of the development.

- 28) Prior to the commencement of the development hereby approved, a scheme containing details of measures and equipment to minimise the possibility of contaminant spillage or leakage during the storage, filling of fixed tanks and mobile plant, and the movement of oils, fuels, lubricants and chemicals to, from and around the site, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall also include details about measures and equipment to deal with any spillages or leakages of contaminants, so as to minimise any pollution risk to ground and surface water. Thereafter, the approved scheme shall be implemented in full for the duration of the development.

To protect the water environment and prevent pollution, in accordance with Policy MLP 37 of the adopted Worcestershire Minerals Local Plan, Policy WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30 and SP.33 of the adopted Wyre Forest District Local Plan.

To ensure that measures and equipment to minimise the possibility of contaminant spillage or leakage during the storage, filling of fixed tanks and mobile plant, and the movement of oils, fuels, lubricants and chemicals to, from and around the site are implemented from the outset of the development, for the reasons set out above.

29) Notwithstanding the submitted details, no soil stripping operations shall take place until a Noise and Vibration Management Plan, to include noise level monitoring has been submitted to and approved in writing by the Mineral Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. The Plan shall provide for:

- i. Noise and vibration mitigation measures and best practice measures, which shall include but not limited to all internal roads shall be maintained such that their surface remains free of potholes or other defects; and all mobile plant, machinery and vehicles (excluding delivery vehicles, but not inert waste delivery, which are not owned or under the direct control of the

provisions and process set out in this Condition, Part ix shall be repeated until compliance with the noise limits has been achieved;

- x. A procedure for the logging, investigating and responding to noise complaints whether received directly from a member of the public or via the Mineral Planning Authority; and
- xi. If, following a complaint, the Mineral Planning Authority decides that further noise level monitoring is required, written notice shall be given to the Mineral Operator specifying the required noise level monitoring. The further noise level monitoring shall be undertaken by the Mineral Operator and the results submitted in writing to the Mineral Planning Authority within 14 days of the request.

To control noise emissions and the impact of vibrations, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy SP.33 of the adopted Wyre Forest District Local Plan.

- 30) The noise attributable to mineral operations from the site shall not exceed the levels set out below at the receptor locations identified in the Noise Assessment Report, dated 12 September 2019 when measured in terms of an LAeq 1-hour level (free field):

Broom Cottage: LAeq, 1-hour 53dB;

South Lodges: LAeq, 1-hour 55dB;

Heathfield Knoll: LAeq, 1-hour 55dB;

Brown Westhead Park: LAeq, 1-hour 46dB;

The Bungalow: LAeq, 1-hour 45dB;

Keeper's Cottage: LAeq, 1-

minimised, all plant vehicles shall have upward facing exhausts to ensure that emissions are directed away from the ground; and there shall be a maximum speed limit of 10mph within the site.

The approved Dust Management Plan shall be reviewed 6 months after the commencement of the development and revised if required. Thereafter the Dust Management Plan shall be subject to regular review and updated accordingly in light of good practice and developing evidence as agreed with the Mineral Planning Authority. Thereafter, the development shall be carried out in accordance with the approved Plan.

To control dust emissions, in accordance with Policies MLP 28 and MLP 29 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy SP.33 of the adopted Wyre Forest District Local Plan.

To ensure appropriate dust management mitigation measures, best practice measures and a dust monitoring scheme are in place from the outset of the development, as the works have the potential to generate dust emissions.

33) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include an assessment of significance and research questions and:

- i. The programme and methodology of site investigation and recording;
- ii. The programme for post investigation assessment;
- iii. Provision to be made for analysis of the site investigation and recording;
- iv. Provision to be made and timetable for publication and dissemination of the analysis and records of the site investigation;
- v. Provision to be made and timetable for archive deposition of the analysis and records of the site investigation; and
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The part removal of the historic boundary wall to create the site's vehicular access is one of the first operations that will take place, therefore, it is important that a scheme for its removal and reinstatement, to ensure it can be appropriately recorded is submitted and approved prior to works commencing, for the reasons above.

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- 35) The height of any stockpiles of sand and gravel and inert waste material shall not exceed 5 metres.

To protect the amenity of the site and the surrounding area, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policies SP.16 and SP.33 of the adopted Wyre Forest District Local Plan.

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- 36) Soil handling and placement shall take place in accordance with the 'Agricultural Land Classification and Soils Resource Report', dated May 2018, and the Institute of Quarrying publication 'Good Practice Guide for Handling Soils in Minerals Workings' (July 2021), and only when the soils are dry and friable and in dry ground conditions.

To ensure soils are managed and conserved for beneficial purposes to ensure the satisfactory restoration of managed conditions for beneficial purposes to ensure the

- i. Shall be constructed with only the minimum amount of soil compaction to ensure

Waste Core Strategy, and

43) Notwithstanding the submitted details, prior to the commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Mineral Planning Authority. Thereafter, the development shall

and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 9, WCS 11, and WCS 12 of the adopted Worcestershire Waste Core Strategy, and Policies SP.20, SP.22, SP.23,

To ensure the retention of identified trees in accordance with Policies MLP 31, and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 9 and WCS 12 of the

approval in writing. The revised scheme shall be fully implemented within 12 months of its approval in writing by the Mineral Planning Authority or such revised timescale as shall be determined by the Mineral Planning Authority

WCS 9, and WCS 12 of the adopted Worcestershire Waste Core Strategy, and Policies SP.20, SP.22, SP.23, SP.28, DM.24, and DM.26 of the adopted Wyre Forest District Local Plan.

- 50) Within 6 months of the commencement of the development hereby approved, an Interpretation Strategy for cultural heritage, landscape, biodiversity and geodiversity shall be submitted to the Mineral Planning Authority for approval in writing. The Strategy shall include the content topic headings, concept design and location of any interpretation panels. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure appropriate provision of interpretation facilities, in the interests of cultural heritage, landscape, biodiversity and geodiversity, in accordance with Policies MLP 7, MLP 31, MLP 32, MLP 33, and MLP 36 of the adopted Worcestershire Minerals Local Plan, Policies WCS 9 and WCS 12 of the adopted Worcestershire Waste Core Strategy, and Policies SP.21, SP.22, SP.23, SP.24, SP.28, and DM.23 of the adopted Wyre Forest District Local Plan.

- 51) Prior to the commencement of mineral extraction, details of renewable or low carbon energy generating facilities to be incorporated as part of the site office and welfare facilities shall be submitted to and approved in writing by the Mineral Planning Authority. The details shall demonstrate that at least 10% of the predicted energy requirements of the site office and welfare facilities as shown on drawing numbered: 01-LEACF-INO_012, titled: 'Plant Site', dated July 2024, will be met through the use of renewable / low carbon energy generating facilities. The approved energy generating facilities shall be provided prior to the use of the site office and welfare facilities hereby approved, and shall be retained and maintained thereafter.

or mobile plant, machinery, buildings, structures, erections or private ways shall be erected, extended, installed, rearranged, replaced or altered within the site without the approval of the Mineral Planning Authority.

To protect the visual amenity of the site and the surrounding area, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policies SP.20 and DM.24 of the adopted Wyre Forest District Local Plan.

53) There shall be no crushing, screening, sorting or processing of any waste materials or other minerals that are brought on to the site.

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56) No development shall commence until a scheme detailing the establishment and operation of a Community Liaison Group (CLG) has been submitted to and approved in writing by the Mineral Planning Authority. The scheme be in the form of terms of reference for the CLG and shall set out:

- i. The aims and purpose of the group;
- ii. The membership of the group;
- iii. The operation of the group (including regularity of meetings and who would chair the meetings) / standard agenda items and voting;
- iv. Accountability of the group;
- v.