

Planning Decision Notice

Application No: 5/97/0758 P

CHESHIRE COUNTY COUNCIL

Town and Country Planning Act 1990, Town and Country Planning
(General Development Procedure) Order 1995 and the Environment Act 1995

MR R BOND & MR A ROWLAND
c/o E.J. GODWIN (INDUSTRIES) LTD
MEARE, GLASTONBURY
To SOMERSET,
BA6 9SP

In pursuance of their powers vested in Cheshire County Council as Mineral Planning Authority under the above Acts and Order, and with reference to your application for determination of conditions, details of which are as follows:

Application No: 5/97/0758P
Date received: 1 MAY 1997
Proposal: EXTRACTION OF PEAT
Mineral Site/Site: LINDOW MOSS
Grid Ref: 382200 380300

NOTICE OF DETERMINATION IS HEREBY GIVEN pursuant to Paragraph 9(6) of Schedule 13 of the Environment Act 1995 that the Scheme of Conditions set out in the manner described in the Application and shown on the accompanying plans and drawings is APPROVED provided that each of the following relevant planning permissions relating to the site shall have effect subject to the conditions set out on the accompanying schedule.

Planning Permission No:	Dated:	Development Permitted:
7/9/1851	5/2/59	Peat Extraction
7/9/2137	15/3/60	Peat Extraction
7/10/2951	15/10/63	Peat Extraction
7/10/3328	9/7/65	Peat Extraction
7/9/4698	18/4/67	Peat Extraction

Note: This Application is also the subject of a separate determination under Paragraph 10(2) of Schedule 13 of the Environment Act 1995. (Delete where inapplicable).

Date: 31 MAR 2003

Address: ENVIRONMENTAL PLANNING
CHESHIRE COUNTY COUNCIL
BACKFORD HALL
CHESTER
CH1 6PZ

Signed: *Alan S. Thornley*
COUNTY PLANNING OFFICER

**NOTICE TO ACCOMPANY DETERMINATION OF CONDITIONS WHICH
RESTRICT WORKING RIGHTS FOR ACTIVE PHASE 1 AND ACTIVE PHASE II
SITES**

Environment Act 1995: Initial Reviews

**NOTICE UNDER PARAGRAPH 10 OF SCHEDULE 13 TO THE ENVIRONMENT ACT
1995** (to accompany notice of determination of conditions where mpa determine conditions
different from those submitted by the applicant, and the effect of the new conditions, other than
restoration and aftercare conditions, is to further restrict working rights).

I give notice that:

The Cheshire County Council, in the accompanying notice of determination of your application
dated 1 May 1997 reference 5/97/0758P for the approval of conditions in respect of the site at
Lindow Moss, Wilmslow have determined conditions which differ in some respect from the
proposed conditions set out in your application.

The effect of condition 28 as compared with the effect of the conditions, other than any
restoration or aftercare conditions, to which the relevant planning permission were subject
immediately prior to the making of the accompanying determination, is to restrict working rights
in respect of the site.

The working rights so restricted are the ability to erect plant or, machinery or buildings without
first seeking the agreement of the County Council.

In the opinion of the authority, the effect of the restriction identified above would not be such as
to prejudice to an unreasonable degree either the economic viability of operation the site or the
asset value of the site. In reaching that opinion, the authority have had regard to the guidance
issued by the Secretary of State in MPG

You have the right to appeal to the Secretary of State against the authority's opinion. If you wish
to appeal you must give notice to the Secretary of State within 6 months of the date of this notice.

Signed: *Alan S. Thornley*
(Councils' authorised officer)
On behalf of Cheshire County Council
Date:

31 MAR 2003

SCOPE OF THE PLANNING PERMISSION

1. Peat extraction shall only be undertaken from within the area identified as Application Site on Figure 1 Site Location, dated September 1999.

TIMESCALE FOR THE DEVELOPMENT

2. Extraction of peat shall be completed at the latest by 21 February 2042. Restoration shall be completed by the end of 2044. This shall include the removal of all building, plant and machinery and other structure and debris and shall be removed from the site and the full restoration of the site in accordance with condition 6 and the approved restoration schemes.
3. Within 7 days of mineral extraction ceasing on the individual phases 1, 2, 3 and 4 as identified on Figure 6 Restoration Phasing, October 1999 and on the individual zones 1, 2 and 3 as identified on Figure 2, Planning Permissions, September 1999 written notification shall be provided to the Mineral Planning Authority.
4. Within 7 days of peat extraction ceasing on the entire site, written notification shall be provided to the Mineral Planning Authority.

APPROVED DOCUMENTS

5. The development hereby approved shall only be carried out in accordance with the following documents attached to this notice of permission except where these may be modified by the conditions below:-

- a. Review of Old Minerals Permissions, application number 5/97/0758P - November 1999;

Figure 1 – Site Location – September 1999

Figure 2 – Planning Permissions - September 1999

Figure 4 – surface / sand spot heights and transect location – June 1998

Figure 6 – Restoration phasing – October 1999

Figure D – Proposed main haul route – August 2000

Figure E – Boundary treatment – August 2000

Figure F / 1:10000 Access points – August 2000

Plan 1 – Nature Reserve – March 2003

ROMP Process Summary – December 2002

Letter from applicant to Cheshire County Council dated 17th March 2003 regarding Annual Levels Monitoring scheme.

From the commencement of this development until final restoration, a full copy of this permission including all documents hereby approved, in accordance with this permission, shall always be available for inspection by officers of the Mineral Planning Authority at the site office during the site's operational hours.

OPERATIONAL RESTRICTIONS

6. Restoration of Phases 1 and 2 will be to a nature conservation afteruse;

Phases 3 and 4 will be restored to an amenity or agricultural afteruse which promotes nature conservation;

Zones 1 & 3 will be restored to an agricultural afteruse following infilling, unless otherwise agreed in writing by the MPA;

Zone 2 will be restored to agricultural afteruse following such filling, levelling and grassing as may be agreed with the MPA, having regard to the availability of filling materials at reasonable costs, or in the event of disagreement as shall be determined by the Minister.

Unless otherwise agreed in writing with the MPA no infilling shall occur prior to the conclusion of the first periodic ROMP review.

In the event that infill tipping does not take place then an alternative outline and full restoration scheme and aftercare scheme shall be prepared in accordance with conditions 46 & 47.

7. The following restrictions shall apply:

- (i) There shall be no further peat extraction within 12 metres of the boundary of the application site, inclusive of the boundary with Rotherwood Road as identified on Figure 1 of the Second Revision document dated November 1999, titled Planning Permissions), (working should be graded from the inner edge of the 12 metre buffer zone) and working should be graded at a maximum/steepest gradient of 1:2.5 to the base of the worked area.
- (ii) No operations with the exclusion of those approved works under conditions shall be carried out within 6 metres from the boundary of the application site.
- (iii) There shall be no further peat extraction below 66.5 metres AOD until the date of the first periodic ROMP review in 15 years time. For the avoidance of doubt the lowest levels to which peat has been extracted shall exclude drainage channels.
- (iv) The existing main drain outfall invert level shall not be lowered below 66.37 metres AOD until the date of the first periodic ROMP review.

SCHEMES TO BE IMPLEMENTED

8. The Hydrological Monitoring and Data Collection Scheme Appendix 1 prepared by Terraqueous Ltd. and dated December 2002 shall be implemented in full. For length of the

north-western boundary of zone 5 as shown on Figure 2 Planning Permissions dated September 1999 (which abuts the Rossmere Lake site) an additional 23 metre wide unworked reserve shall be retained until the date of the first periodic ROMP review, unless otherwise agreed in writing with the MPA. Until the date of the next review a 35 metre wide unworked reserve shall therefore be retained along this section of boundary.

SCHEMES TO BE SUBMITTED

HGV ROUTE

9. Within 3 months of the date of this planning permission details of a vehicle route for HGV traffic entering and exiting the site shall be submitted for approval to the Mineral Planning Authority. The details shall contain a map and written explanation of the external route and the means by which the route will be displayed within the site and maintained on site and advised to drivers. The details shall also include a warning that drivers must take particular care when travelling through the surrounding residential areas. The vehicle scheme shall be implemented within one month of the letter of approval, the scheme shall be implemented throughout the life of the site.

NATURE RESERVE PROTECTION

10. Within 3 months of the date of this 'Approval of Scheme of Conditions' coming into effect, details of a scheme of hydrological protection to the Cheshire Wildlife Trust reserve, as identified on Plan 1 Nature Reserve dated March 2003 shall be submitted for approval to the Mineral Planning Authority. The scheme shall take account of geotechnical and hydrological advice. It shall provide details on construction and maintenance. The approved scheme shall be implemented prior to the restoration of Phase 1 as identified on the approved drawing 'Figure 6 Restoration Phasing, October 1999'.

SETTLING POND DESIGN

11. Within 3 months of the date of this 'Approval of Scheme of Conditions' coming into effect, details of a scheme of settling water prior to its discharge from the site shall be submitted for approval to the Mineral Planning Authority. The scheme shall provide for no disturbance to the underlying sand, without the prior written approval of the Mineral Planning Authority. Where approval is to be granted reference should be made to the relevant hydrological information and reports. It shall also provide details on the construction, maintenance and silt management. The approved scheme shall be implemented within 6 months of the letter of approval.

SLUICE CONTROL STRUCTURE

12. Within 3 months of the date of this 'Approval of Scheme of Conditions' coming into effect, details of the design of a sluice control structure to be installed at the existing invert level (66.37m AOD) at the outfall of the main east-west drain to the Sugar Brook, shown on the approved drawing Figure 4 'Surface/sand spot heights and transect location, June 1998' shall be submitted to the MPA for approval. The scheme shall provide for the purpose, design, construction and maintenance against fouling as well as timing of installation. The approved scheme shall be implemented in full.

HYDROLOGICAL CODE OF GOOD PRACTICE

13. Within 3 months of the date of this 'Approval of Scheme of Conditions' coming into effect, details of a Hydrological Code of Good Practice shall be submitted for approval to the Mineral Planning Authority. The code shall include details of:

- i) the management of surface water and surface water discharges;
- ii) the stopping up of drains in sensitive locations, when appropriate, the depth of drains and their construction;
- iii) the prevention of water pollution on and off the site;
- iv) the prevention of erosion;
- v) identify conditions, under which, it may not be practicable to apply the code;
- vi) a programme for its implementation.

REFUGIUM AND INNOCULUM SITES

14. Within 4 months of the date of this 'Approval of Scheme of Conditions' coming into effect, a scheme providing details of the location, demarcation management, maintenance and aftercare of refugium and innoculum areas, and the definition of significant mire vegetation shall be submitted for approval to the Mineral Planning Authority. The scheme should provide for :

- (i) Before peat extraction recommences across a vegetated surface, any significant existing mire vegetation inclusive of, Bilberry (*Vaccinium myrtillus*), and Royal Fern (*Osmunda regalis*) should be removed to refugium or innoculum areas, as appropriate.
- (ii) Removal to refugium or innoculum areas should take the form of the transplanting of individual examples or areas of Sundew (*Drosera rotundifolia*), Bilberry (*Vaccinium myrtillus*), and Royal Fern (*Osmunda regalis*). Removal of other existing significant mire vegetation should take the form of the transplanting of the seed resource in the form of overburden removed from the peat surface.

The scheme shall be implemented in full as approved.

BOUNDARY PROTECTION

15. Within 4 months of the date of this 'Approval of Scheme of Conditions' coming into effect, a 'Vegetation Scheme' shall be submitted to the Mineral Planning Authority for approval. The scheme shall deal with the 6m wide strip of land at the boundaries of the site, as identified and categorised on Figure E 'Boundary Vegetation Treatment, August 2000' and the scheme shall provide for:

- (i) the retention of the existing trees and vegetation within the 6m strip;
- (ii) underplanting, additional and replacement planting, where necessary, including death replacement and a 5 year aftercare period;
- (iii) notification of species composition, size at planting, spacing and protection measures;
- (iv) the woodland management and aftercare of the strip.

The scheme shall be implemented as approved.

ANNUAL LEVELS MONITORING SCHEME

16. The Annual Levels Monitoring Scheme prepared by Terraqueous Ltd. Appendix 2 and dated December 2002 shall be implemented in full.

SAND HILL PROTECTION

17. Within 4 months of the date of this 'Approval of Scheme of Conditions' coming into effect, the spacial extent of the sand hill shall be agreed on site with a representative of the Mineral Planning Authority. Upon agreement, the outer edge of a 3 metre wide peat buffer zone shall be marked on the ground with stout marker posts and a plan, at an appropriate scale, identifying the location of the marker posts shall be submitted to the Mineral Planning Authority within 1 month. The marker posts shall be maintained in their identified location during the operational life of the site and shall be removed upon restoration.

18. Within 5 months of the date of this 'Approval of Scheme of Conditions' coming into effect, a scheme for providing for the revegetating of the margins of the sand hill, the 3m wide peat buffer zone beyond the limits of the hill and a bank at a maximum/steepest gradient of 1 in 2.5 down to the adjoining restored areas, when constructed, shall be submitted for approval to the Mineral Planning Authority. The scheme shall subsequently be implemented as approved.

BANK STABILITY

19. Within 6 months of the date of this 'Approval of Scheme of Conditions' coming into effect, a scheme providing for bank stability shall be submitted to the Mineral Planning Authority. The scheme shall provide for the stability of restoration bank gradients; restoration ditches particularly where they abut land outside of the application site or public access areas. The scheme shall consider the use and suitability of the restoration materials including the wood from the site. The scheme shall provide for safe and stable banks and ditches. The scheme shall be prepared using geotechnical advice and shall feed into the restoration scheme.

WORKS REQUIRED PRIOR TO WORKS COMMENCING IN ZONE 1

20. Before operations commence in Zone 1, shown on Figure 2 dated September 1999 of the 'Revised submissions second revision, (1999)' the Vehicular Crossing Scheme prepared by Terraqueous Ltd. and dated December 2002 shall be implemented in full unless otherwise agreed in writing with the Mineral Planning Authority.

21. Before peat extraction commences in Zone 1, shown on Figure 2 of the 'Revised submissions second revision, (1999)' the Zone 1 Drainage Scheme prepared by Terraqueous Ltd. and dated December 2002 shall be implemented in full unless otherwise agreed in writing with the Mineral Planning Authority.

HOURS OF OPERATION

22. Operations authorised by this permission including HGVs entering and leaving the site shall be restricted to the following periods:

0730 to 1800 Monday to Friday

0730 to 1230 Saturdays

Maintenance of plant and vehicles required in the operation of the site shall be restricted to the following periods:

0700 to 1800 Monday to Friday

0700 to 1300 Saturdays

No such operations shall take place outside these hours or on Sundays or Public Holidays.

HGV ACCESS AND NUMBERS

23. Vehicular access to the site shall only be from Moor Lane, Wilmslow as identified on Figure F Access Points, August 2000.

24. All lorries transporting loose material from the site shall be securely sheeted in such a manner that no material may at any time be spilled onto the public highway.

25. Subject to the provisions of condition 26 HGV movements for the purposes of removing peat shall be limited to a maximum of 8 movements a day, (4 in and 4 out). On Saturdays HGV movements shall be no more than 4 (2 in and 2 out).

26. A period or periods amounting in total to 12 weeks in any one calendar year HGV movements shall be limited to a maximum of 34 movements a day, (17 in and 17 out). On Saturdays HGV movements shall be no more than 18 (9 in and 9 out). Prior written notification consisting of two working days shall be provided to the Mineral Planning Authority, the notification should identify the start date for increased vehicle numbers. Written notification shall also be provided to the Mineral Planning Authority of the cessation of increased vehicle numbers. The latter notification should be made within one week of the cessation of increased vehicle numbers.

27. The operator shall keep a daily record of HGV movements for the purposes of removing peat and importing restoration materials at the site. The records shall be retained for a period of three years and the Mineral Planning Authority shall be afforded the opportunity to inspect the records during the sites operational hours.

PLANT, MACHINERY AND BUILDINGS

28. Notwithstanding the provisions of Part 19 of the Town and Country Planning General Development Order (1995) (or any order revoking or re-enacting that order) planning permission shall be required under Part III of the Town and Country Planning Act 1990 for the erection or re-siting of any building, plant machinery, structure or erection of any fixed plant or machinery, associated with peat extraction and processing within the area outlined in red on plan Figure 1, second revision documents, November 1999 titled Site Location.

SITE OPERATIONS

29. A minimum depth of insitu peat of 0.5 metres shall be retained unless otherwise agreed in writing with the Mineral Planning Authority. For the avoidance of doubt minimum depth shall mean minimum average depth measured on a field by field basis according to the Annual Levels Monitoring Scheme prepared by Terraqueous Ltd. dated December 2002. For the avoidance of doubt the lowest levels to which peat has been extracted shall exclude drainage channels.
30. Unless otherwise agreed in writing by the Mineral Planning Authority no materials shall be imported onto the site for processing, storage or treatment other than for approved restoration purposes.
31. No sand shall be dug, disturbed or removed from the application site, unless otherwise previously agreed in writing with the Mineral Planning Authority.
32. Other than in an emergency or as part of approved works no pumping of water shall take place unless previously agreed in writing with the Mineral Planning Authority. Any agreement should identify the location of pump(s); hours of operation; pump capacity, requirement and timescale.
33. There shall be no burning of material within the boundary of the site, unless otherwise previously agreed in writing by the Mineral Planning Authority.
34. Oil, petrol, diesel oil and lubricants shall only be stored within tanks on an impervious base surrounded by an impermeable wall. The bunded area shall be capable of containing at least 110% of the largest tanks capacity or the combined capacity of interconnecting tanks and all withdraw pipes, filling points, vents gauges and site gauges shall be enclosed within its curtilage. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. As alternative the use of a proprietary self-bunded tank shall be permitted
35. Stockpiles should not be located within 12 metres of the boundary of the application site, and should not exceed 5 metres in height without the prior written agreement of the Mineral Planning Authority. No stockpile shall be formed on land following the cessation of peat extraction in that phase or on restored land.

NOISE AND DUST

36. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers specification at all times, and shall be fitted with and use effective silencers.
37. Noise levels from extraction and processing operations on the application site shall not exceed 53 LAeq 1 hr as measured at a point 1 metre forward of the siteward side of any noise sensitive premises.

38. Soil stripping and soil replacement operations and any engineering works shall not exceed 70 LAeq 1 hr as measured at a point 1 metre forward of the siteward side of any noise sensitive premises and such operations shall not take place longer than 8 weeks in any one calendar year.

39. Best practicable means not entailing excessive costs shall be used to suppress the occurrence of dust.

ARCHAEOLOGY AND PALAEOLOGY

40. Access to the site shall be granted to the Principal Conservation Officer (Archaeology), Cheshire County Council, or their nominated representative, for the purpose of undertaking a scheme of monitoring the presence of archaeological / palaeoecological evidence and excavation/recording/sampling such remains, subject to compliance with relevant Health & Safety regulation and good practice.

41. Any remains of archaeological interest discovered during the course of excavation shall be reported to the Principal Conservation Officer (Archaeology), Cheshire County Council and reasonable opportunity afforded to them or their nominated representative, to record/sample the remains, subject to compliance with relevant Health & Safety regulation and good practice.

42. The site operator shall provide reasonable access at all times to the application site, and adjacent land in the ownership or control of the operator, to individuals or organisations for the purposes of obtaining samples for archaeological / palaeoecological research, by prior appointment only in consultation with the County Archaeologist, subject to compliance with relevant Health & Safety regulation and good practice.

43. Except in an emergency, the operator shall give 7 days notice in writing to the MPA before significant operations are to be carried out on the site. Such significant operations shall include, but not exclusively, new drain construction and removal of significant areas of scrub vegetation.

PROTECTION OF GAS PIPELINE

44. When the clearance of surface vegetation in zone 1 as identified on Figure 2 Planning Permissions dated September 1999 is complete and prior to peat extraction operations recommencing the location of the Government Pipeline and Storage System (GPSS) pipeline shall be verified and pegged on the ground prior to peat extraction taking place within or adjacent to that pipeline.

45. If removed, the pipeline shall be removed in accordance with the advice from the relevant pipelines agency. During the pipelines removal if any ground contamination or pollution is detected, notification should be given to the Secretary of State for the Environment Transport and the Regions and the contaminated land shall be removed from the site and disposed of at a licensed waste disposal site and in a manner appropriate to the contamination. Where the pipeline is to be retained, alternative restoration proposals shall be submitted for the relevant phase/zone in accordance with condition 46.

RESTORATION SCHEMES

46. When peat extraction reaches the following levels as determined by the annual survey required by condition 16 or within one year of the date of permanent cessation of peat extraction within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 whichever is the sooner, a detailed restoration scheme for that phase or zone shall be submitted for approval to the Mineral Planning Authority. The date of the permanent cessation of working shall be agreed in writing with the Mineral Planning Authority.

Phase 1/2/3/4: 67.00 metres AOD

Zone 1: 69.5 metres AOD

Zone 2: 67.5 metres AOD

Zone 3: 69.5 metres AOD

Where appropriate each scheme shall provide for the following:

- i) Restoration type and objectives, by habitat type, target flora & fauna;
- ii) Detailed design and specifications, including planting specifications and sources of plant material;
- iii) Feasibility, taking into account the most recent geotechnical and hydrological information;
- iv) The results of the hydrological monitoring and data collection to be taken into account;
- v) Hydrological and water management;
- vi) Management and maintenance;
- vii) Restoration of the banks including those at the boundaries of the site, as identified on Figure E 'Boundary Vegetation Treatment, August 2000', including details of the quantity and quality (including pH value) of any material to be imported;
- viii) The stability of the restored banks and ditches, including those that abut land outside the site or land to which the public has access, either formally or informally
- ix) Suitable materials to be tipped, for the avoidance of doubt waste food or material that include food and vegetable matter and household waste (or similar material from commercial and industrial premises) are not suitable material;
- x) bird control measures to prevent bird strike;
- xi) measures to reduce noise, dust, vermin and wind blown litter;
- xii) access arrangements;
- xiii) measures to minimise the impact from the operation on the adjacent lands, including public rights of way, drainage, restored lands;
- xiv) impact of the Government Pipeline and Storage Systems pipeline which crosses the site*¹;
- xv) the sequence of phasing of restoration and its relationship to working and restoration of other parts of the site;
- xvi) the ripping of compacted layers of cover to ensure adequate drainage and aeration;
- xvii) where soils are to be spread the equipment to be used and the depth of soils to be

- replaced. The spreading of no less than 1m of soil or soil forming materials of which 0.25m shall be topsoil;
- xviii) The final levels of the restored land should be no greater than the adjacent Rotherwood Road.
 - xix) landform, plans, cross sections and profiles tied to recognised benchmarks and survey levels in a non-geometric format;
 - xx) a timetable for the implementation and completion of the approved scheme;
 - xxi) water vole protection.

The scheme shall be implemented as approved.

The restoration of all phases and zones shall not include infilling or wetland restoration that would attract concentrations of birds or generate bird movements that would increase birdstrike hazard to aircraft operating to and from Manchester Airport. To this end, restoration proposals for each zone / phase will be subject to consultation with and acceptance by the Civil Aviation Authority and Manchester Airport.

47. The restoration schemes required by condition 46 shall be accompanied by an appropriate aftercare scheme. Where a mixture of restoration forms is proposed in any phase/zone then it will be appropriate to provide one or more aftercare scheme elements. If necessary the aftercare schemes should provide for:

- i) An annual report to be submitted to the Mineral Planning Authority which identifies a programme of work;
- ii) At the request of the MPA an additional site meeting to discuss the detailed steps necessary on the restored land;
- iii) Soils testing; plant nutrients, cultivation and secondary treatments; weed control; cropping and stocking.
- iv) Habitat establishment, management and maintenance; species management; study and research where appropriate; establishment and maintenance of different landscape/habitat units.
- v) Land drainage, including underdrainage where necessary.

LIAISON MEETINGS

48. At the request of the MPA the operator shall organise an annual liaison meeting at the site during the operational life of the site and aftercare period. The membership of the liaison meeting shall be agreed in writing with the Mineral Planning Authority 4 weeks prior its inaugural meeting.

AFTERCARE

49. An aftercare period of 10 years following restoration in that phase shall endure for those areas, which include an aspect of nature conservation restoration. The aftercare shall be implemented in full accordance with the approved scheme under condition 47 or as may be subsequently amended in writing with the approval of the Mineral Planning Authority.

50. An aftercare period of 5 years following restoration in that phase shall endure for those areas that are to be restored to agriculture. The aftercare shall be implemented in full accordance with the approved scheme under condition 47 or as may be subsequently amended in writing with the approval of the Mineral Planning Authority.

WATER VOLE PROTECTION

51. Prior to any works that alter the dimensions of any ditches, drains or watercourses and their banks and in any event within 12 months of the date of this 'Approval of Scheme of Conditions' coming into effect, details of a Water Vole Habitat Scheme shall be submitted to be approved in writing by the Mineral Planning Authority. The scheme shall provide for a review of existing management and for the establishment and maintenance of habitat suitable for use by water voles. Upon approval the scheme shall be implemented in accordance with a programme to be agreed with the MPA as part of the submitted scheme. The mineral operations shall be carried out in accordance with the approved scheme or any amendment to the scheme as approved in writing by the Mineral Planning Authority.

CHESHIRE COUNTY COUNCIL	
ENVIRONMENTAL PLANNING	
THIS IS THE PLAN/DOCUMENT REFERRED TO IN	
DECISION No:	<u>5/97/02588</u>
DATED:	<u>31 MAR 2003</u>
<i>Alan S. Thornley</i>	
COUNTY PLANNING OFFICER	

REASONS FOR CONDITIONS

1,2,5,20,21,23 30,31	To ensure the development is carried out in accordance with the approved documents.
1,30,31	For the avoidance of doubt.
2,46	To avoid unnecessary delay in the restoration of the site.
3,4,16	To ensure the development is carried out in an orderly manner.
3,4,43,48	In the interest of facilitating the active monitoring of the site
6,14,29,46,47	To ensure the site is satisfactorily restored.
7i,7ii,7iii, 15 17-19	To protect land outside the site.
7i,15,35	In the interest of visual amenity.
7iii,7iv,8,11-13,21 32,34	To prevent adversely affecting watercourses and surface water features passing through or outside the site.
9,23-27	In the interests of highway safety.
10	In the interest of protecting the Cheshire Wildlife Trust Reserve
20	In the interests of pedestrian safety
22,25,26,30,33	To minimise environmental impact and to safeguard amenities of the area.
28	In the interests of amenity and to enable the local planning authority to consider the implications of any proposal to expand the activities which take place within the site.
33,36-39	In the interest of residential amenity.
40-42	In the interests of archaeology.
44,45	In the interest of protecting the gas pipeline's integrity
46	In the interest of reducing the potential impact on Manchester Airport
47,49,50	To ensure that the land is satisfactorily treated for an appropriate period after the initial restoration to bring it to a satisfactory standard as required by The Town and Country Planning (Minerals) Act 1981.
51	In the interests of nature conservation

POLICY REQUIREMENT FOR EACH CONDITION

Condition Number	Policy number
1,2	CRMLP 9
1-5,16	CRMLP 12
6,29,46,47	CRMLP 41
7i, 17-19,44,45	CRMLP 39
7ii, 15	CRMLP 17
7iii,7iv,8,11-13 21,32,34,35	CRMLP 25
9,24-27	CRMLP 34
10,14,51	CRMLP 23
20	CRMLP 33
22	CRMLP 37
28	CRMLP 21
28,30,31	CRMLP 36
33,39	CRMLP 28
36-38	CRMLP 26,27
40-42	CRMLP 20,21
43	CRMLP 15
48	CRMLP 43
49,50	CRMLP 42

CRMLP = Cheshire Replacement Minerals Local Plan 1999

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