

Appendix B.

Regulatory Committee – 07 June 2022

Proposed Aggregates Washing Plant and Ancillary Machinery Hartshill Quarry, Nuneaton Road, Nuneaton

NWB/20CM016

Planning Conditions.

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development to which this permission relates shall cease and the site shall be fully restored on or before the 21st February 2042.

Reason: To ensure the proper and expeditious restoration of the site.

3. The development hereby permitted shall be carried out in accordance with the details submitted with application ref. NWB/20CM015 and in accordance with drawing numbers:

- S2-14-20-01 Site Location Plan;
- S2-14-20-02 Site Plan;
- S2-14-20-03 Site Layout Plan;
- S2-14-20-04 Conveyor cross section;
- S2-14-20-05 1965 Historic Plan
- S2-14-20-06 Topography
- S2-14-20-07 Context
- 001_20200119.2_00_01_D-General view
- 001_20200119.2_00_02_D-Plan view Washing system
- 001_20200119.2_00_03_D-Frontal view Washing system
- 001_20200119.2_00_04_D-Lateral view Washing system
- 001_20200119.2_00_05_D-Plan view Filterpress
- 001_20200119.2_00_06_D-Lateral view Filterpress

and any other details or samples approved in accordance with the conditions attached to this planning permission, except to the extent

that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

4. None of the operations or uses authorised by this permission (including the maintenance of vehicles and plant) shall be carried out other than during the following times:

- 0700 – 1800 hours Mondays to Fridays
- 0800 – 1300 hours Saturday

No operations or uses shall be carried out on Sundays or Bank or Public Holidays.

Reason: In order to protect the amenity of residents

5. No mud or debris shall be carried onto the public highway. To facilitate this the site access road shall be maintained in a clean condition at all times. In the event that material is inadvertently deposited it shall be removed immediately.

Reason: In order to protect the amenity of the area.

6. All loaded lorries entering and leaving the site shall be sheeted or netted as appropriate.

Reason: In order to protect the amenity of the area.

7. The development hereby permitted shall be carried out in full accordance with the recommendations contained in the Ecological Constraints Assessment by Bradley Murphy Design Ltd report, dated 3rd March 2022.

Reason: To ensure that protected species are not harmed by the development.

8. The development hereby permitted shall not be commenced until a detailed dust management plan has been submitted to the County Planning Authority for approval in writing. The approved dust management plan shall be implemented in full for the duration of the development.

Reason: To minimise the impacts, relating to the generation of dust, on the amenities of the area.

9. In order to minimise the raising of dust, the following steps shall be taken:

- an operational bowser shall be available on site at all times;
- all haul roads within the site shall be laid out with hardcore or other similar suitable material and maintained and shall be damped down as necessary during dry conditions;
- stockpiles and the working area shall be damped down as necessary during dry conditions;
- atomisers shall be used on plant at all feed and discharge points; and
- drop heights from plant shall be kept to the minimum height.

Reason: To minimise the impacts, relating to the generation of dust, on the amenities of the area.

10. At no time during operations undertaken on site for the purpose of carrying out or using the development hereby approved shall any operations take place which, despite the use of the dust control measures, would give rise to airborne dust levels sufficient to cause nuisance to habitable properties located within the vicinity of the site.

Reason: In order to protect the amenity of the area and nearby residents.

11. No external lighting shall be installed unless details have first been submitted to and approved in writing by the County Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details and no alterations or replacements shall be made without prior written approval from the County Planning Authority.

Reason: To ensure that protected species are not harmed by the development and in accordance with NPPF and PPS9 circular 2005/06

12. Plant and machinery shall not be used at the site unless it is silenced at all times in accordance with the manufacturer's specification and is fitted with effective silencers.

Reason: In order to safeguard the amenities of residents.

13. Reversing alarms shall not be used unless they are of a bell tone type or are of the directional type or are capable of adjusting their noise level automatically to 5dB(A) above the ambient noise level or are of a type otherwise approved in writing by the County Planning Authority.

Reason: In order to safeguard the amenities of residents.

14. Notwithstanding the provisions of Part 17 of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order), no plant, machinery, buildings or structures other than those authorised by this permission shall be placed or erected on the site.

Reason: To protect the amenity of the locality and avoid harm to the Green Belt.

15. The development hereby permitted shall not be commenced until full details of the arrangements for directing excess overland flows from it in the event that the existing drainage system is overwhelmed, to the attenuation pond at the northern end of the site, together with details of measures to minimise contaminants entering the pond and/or entering the Coventry Canal, have first been submitted to and agreed in writing by the County Planning Authority. The pond shall thereafter only be constructed and operated in accordance with the agreed details.

Reason: To minimise the risk of adverse impacts on water quality in the adjacent Coventry Canal that could occur from excess overland flows from the washing plant carrying contaminants into the Coventry Canal via the attenuation pond.

16. No material shall be imported to the site to be processed through the aggregates washing plant and ancillary plant.

Reason: In the interests of highway safety and to protect the amenity of the area.

NOTES

The applicant is advised to contact the Canal & River Trust to discuss discharges to the Coventry Canal and to ensure that any such discharges have the benefit of the appropriate licences/consents. Please contact Joanna Bryan, Senior Utilities Surveyor, at joanna.bryan@canalrivertrust.org.uk or on 07825 975550 in the first instance.

Development Plan Policies Relevant to the Decision.

Warwickshire Mineral Plan 1995

Policy M1
Policy M6
Policy M7
Policy M9

Adopted North Warwickshire Borough Council Local Plan

Policy oOo

Emerging Plan – Warwickshire Minerals Plan 2018

Policy MCS 1
Policy MCS 2
Policy DM1

Policy DM2
Policy DM4
Policy DM5
Policy DM6
Policy DM7
Policy DM8
Policy DM9
Policy DM11
Policy DM12

Reasons for the Grant of Planning Permission

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework.