

Draft Conditions

Time limit for implementation

1. The development hereby permitted shall be commenced within three years of the date of this notice.

Reason: to comply with the terms of the Town and Country Planning Act.

Notice of commencement

2. Not less than 21 days prior to the commencement of development¹ the Mineral Operator shall write to the Mineral Planning Authority stating the intended start date.

Reason: to ensure all matters that require attention prior to the commencement of development have been carried out in order to comply with the planning permission.

Time limit for completion

3. The development hereby permitted shall be completed² not later than 32 years from the commencement of development, and shall include restoration, soil placement, cultivation, seeding, and any other land management necessary to restore the land in accordance with the approved restoration scheme listed in condition 5, or as subsequently amended under conditions 45, 46 and 47, to an appropriate condition to enter aftercare.

Reason: to ensure that the development is completed in accordance with the expected timescales specified in the application, to comply with the aims, objectives and policies of the Hertfordshire Minerals Local Plan 2007.

Removal of quarry infrastructure

4. All plant, machinery, buildings, waste material and hardstanding areas shall be removed and the land reinstated in accordance with the approved restoration plan and provision shall be made for an access road and car park to serve the use of the land as a Park in accordance with the indicative restoration plan.

Reason: to ensure the land is restored to the proposed afteruse at the earliest opportunity and to high environmental standards, in accordance with Minerals Policies 13 (Reclamation) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007 and the NPPF 2019 (paragraphs 204 and 205)

Approved plans

¹ For the purpose of Condition 2, the commencement of development will include any part of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015

² For the purpose of Condition 3, completion of development shall include mineral extraction and restoration, but not aftercare

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5. The development [is restricted to the development shown on the plans, drawings, and documents listed in the schedule below. The development](#) shall be carried out in accordance with the planning conditions set out in this notice:

Plans

HQ 2/1	Site Location Plan	Nov 2015
HQ 2/3	Topographic Survey	Nov 2015
HQ 3/1	Overall Phasing/General Layout	Nov 2015
HQ 3/2	Entrance Design	Nov 2015
HQ 3/3	Plant Site (Masterplan)	Nov 2015
HQ 3/4	Processing Plant Detail	Nov 2015
HQ 3/5	Plant Elevations	Nov 2015
HQ 2/2	Application Site Layout	Nov 2015
HQ 3/6	Initial Site Preparation	Dec 2015
HQ 3/7	Phase A – Illustration	Dec 2015
HQ 3/8	Phase B – Illustration	Dec 2015
HQ 3/9	Phase C – Illustration	Dec 2015
HQ 3/10	Phase E – Illustration	Dec 2015
HQ 3/11A	Illustrative Restoration Concept	Aug 2016
HQ 3/12	Illustrative Sections	Dec 2015
HQ 3/13	Phase D – Illustration	Aug 2016
HQ 3/14	Phase F – Illustration	Aug 2016
HQ 3/15	Phase G – Illustration	Aug 2016

Documents

Environmental Statement	Feb 2015
Transport Chapter Addendum	Aug 2016

Reason: (1) to ensure the development complies with the planning application, (2) to ensure effective monitoring progress of mineral extraction and restoration in accordance with the timescales set out in the application, and (3) to comply with section 96A of the Town and Country Planning Act 1990.

Processing plant and buildings

6. Notwithstanding Drawing HQ 3/3, prior to the commencement of the development a plan shall be submitted to the MPA for approval showing the layout of the plant site area which shall not exceed a total area of 8.5ha excluding bunds.

Reason: to minimise the harm to the openness of the Metropolitan Green Belt for the duration of the development

Processing plant details

7. Prior to the commencement of development the fully specified drawings of the processing plant and buildings, to include cross section drawings, shall be

submitted to and approved in writing by the Mineral Planning Authority. The cross section drawing shall clearly show proposed site levels for all plant, machinery and buildings, including:

- maximum height of footings level (finish floor level)
- maximum height of all plant, machinery and buildings
- the maximum depth of excavations for the lagoons.

The maximum height of plant and buildings for the processing plant and concrete batching plant shall not exceed 14 metres.

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Reason: to minimise the visual impact of the development and in the interests of the openness of the Green Belt

Storage bunds and stockpiles

8. The maximum heights of storage bunds and stockpiles shall not exceed:
- 3m – top soil
 - 4m – sub soil
 - 5m – stockpiles (minerals)

Reason: in the interests of visual amenity and the openness of the Green Belt.

Details of additional bunding and landscaping

9. Prior to the commencement of mineral extraction full details of bunding and landscaping shall be submitted to and approved in writing by the Mineral Planning Authority for the following locations:
- (i) adjacent to Popefield Farm;
 - (ii) on the western boundary and
 - (iii) immediately to the south of the processing plant

Full details shall be provided of the height, grading and relationship with adjoining land levels/ contours and existing vegetation on the boundary of the site. Development shall be carried out in accordance with the approved details and removed in accordance with the approved landscaping scheme for restoration as detailed in condition 45.

Reason: in the interests of appropriate landscaping of the site and to protect exiting trees, in the interests of residential amenity, and to protect the setting of Popefield Farm; in accordance with Minerals Policy 12 (Landscape) and 13 (Reclamation) of the Hertfordshire Minerals Local Plan Review 2007, and Policies 70 and 74 of the St. Albans District Local Plan Review 1994.

Phasing plans

10. Prior to the commencement of mineral extraction in each Phase, a detailed working plan shall be submitted to show:

- (a) the extent of the extraction area
- (b) the extent of vegetation to be removed
- (c) the location of screen bunds
- (d) the location of soil stockpiles
- (e) identification of top soil and sub soil storage areas
- (f) description and illustration of measures for noise and dust mitigation
- (g) the location of haul roads

The mineral extraction in each Phase shall take place in accordance with the plans submitted under this condition.

Reason: to ensure the extraction is carried out on a phased basis to ensure the land is restored at the earliest opportunity to high environmental standards in accordance with Policies 13 (Reclamation) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007 and the NPPF 2019 (paragraphs 204 and 205)

Construction Management Plan

11. Prior to the commencement of development, including the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a detailed construction management plan shall be submitted to and approved in writing by the Mineral Planning Authority, to include details of:

- vehicle routing
- phasing - including timescales
- construction of the access ramp
- noise and dust mitigation measures

The Construction Management Plan shall be implemented as approved in full for each Phase for the duration of the development.

Reason: to ensure any adverse impacts of development are mitigated

Access – enabling works

12. Prior to the commencement of the development hereby permitted detailed drawings to show the proposed means of access during the site enabling works, as indicated on drawing HQ 3/6 Initial Site Preparation Dec 2015, shall be submitted to and approved in writing by the Mineral Planning Authority. The site shall be accessed via the approved means of access only throughout the period of the enabling works, unless otherwise approved in writing by the Mineral Planning Authority.

Reason: in the interests of highway safety and residential amenity

New access

13. Prior to the commencement of mineral extraction, the site access onto the A1057, as indicated on drawing 402.01009.00064.14.H002 R4, and the

proposed improvements to the width and surfacing of the footpath opposite the site access between nos. 403 and 616 St Albans Road West shall be provided in accordance with the technical approval of the Highway Authority. The approved means of access shall be the only means of access for the purposes of mineral extraction and infilling for the duration of the development.

Reason: To ensure the provision of safe access in the interest of highway safety and amenity.

Visibility splays

14. Prior to the commencement of the site preparation works, as shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, visibility splays measuring 4.5 x 120 metres shall be provided on both sides of the proposed site access on Hatfield Road where it meets the highway. The visibility splays shall be maintained free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway at all times.

Reason: In the interests of highway safety.

HGV routing

15. Prior to the commencement of mineral extraction, a scheme shall be submitted to and approved in writing by the Mineral Planning Authority that shall provide for vehicles exiting the site left only east bound to the A1001. The scheme shall include:

- a plan illustrating the route between the site and Comet Way/ A1(M) via the A1057
- measures including signage to ensure all vehicles exit the site left only and travel eastbound on the A1057/Comet Way (A1001)/A1(M);
- means to ensure compliance with the routing plan; and
- management measures for addressing noncompliance by HGV drivers.

The design shall provide that all HGVs exit the site access left only (eastbound). The junction arrangements shall be implemented in accordance with the approved plans. The left only arrangement shall be maintained for the lifetime of the development.

The site shall be operated in accordance with the approved scheme throughout the operation of the development³ and shall apply to all HGV movements related to (a) the export of minerals from the site, and (b) the importation of inert material for restoration, and (c) operation of the concrete batching plant.

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³ For the purpose of condition 15 this means mineral extraction and restoration

Reason: In the interests of highway safety and amenity.

Traffic Management Scheme

16. Prior to the commencement of the development, as shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a Traffic Management Scheme shall be submitted and approved in writing by the MPA, to include:
- a detailed plan to show the site layout between the junction with the public highway and the weighbridge to, include sufficient provision for queuing vehicles to stand clear of the highway and a loop road to return HGVs to the public highway
 - a clear protocol for managing HGV arrivals and departures at peak times, including a managed system for HGVs arriving at the site;
 - haul road signage
 - schedule of cleaning and maintenance of the haul road;
 - operation of a wheel washing facility

The approved Traffic Management Scheme shall be implemented and operated throughout the duration of the development until final restoration has been completed.

Reason: to minimise the impact of HGVs on the public highway

Provision of parking and servicing areas

17. Prior to the commencement of mineral extraction, sufficient space shall be provided within the site to enable HGVs to park, turn and re-enter the highway in a forward gear. A detailed scheme showing the levels, surfacing and drainage of these areas shall be submitted to and approved in writing by the Mineral Planning Authority. The parking and turning space within the site shall be provided in accordance with the approved scheme and maintained for the lifetime of the development.

Reason: In the interests of satisfactory development and highway safety

Phased delivery of Rights of Way

18. Prior to the commencement of mineral extraction in each phase, detailed plans to include routes, cross section drawings to show the detailed design and construction for public rights of way shall be submitted to and approved in writing by the Mineral Planning Authority. The details plans shall indicate:
- i. upgrading / surfacing for the new public bridleways, in accordance with the Rights of Way Good Practice Guide Surfacing Specifications for Hertfordshire;
 - ii. provision of safe and level access, width and design suitable for wheelchair users, cyclists and horse riders for new public bridleways within the site.

The detailed design shall have regard to the Good Practice Guide for Rights of Way Hertfordshire

The new rights of way approved under this condition shall be implemented in accordance with the detailed landscaping scheme approved under condition 45.

Reason: In the interests of sustainable travel, to ensure that all pedestrians and cyclists can conveniently travel to and from the development.

Archaeology

19. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, the mineral operator shall submit an Archaeological Written Scheme of Investigation for approval in writing by the Mineral Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and:

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

The minerals workings shall be undertaken in accordance with the approved written scheme of investigation for the lifetime of the development

Reason: to ensure that adequate opportunity is provided for archaeological research on this likely historically important site.

Dust suppression scheme

20. Prior to the commencement of mineral extraction, the mineral operator shall submit a dust suppression scheme to demonstrate how dust will be controlled at source during each Phase and for the duration of the development. The scheme shall provide measures aimed at removing and reducing dust emissions at source, and appropriate mitigation measures, to include (but not limited to):

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- the use of water to dampen haul roads and stockpiles,
- installation of air quality monitoring equipment in locations to be approved as part of the approved scheme;
- review of air quality monitoring data by an air quality monitoring professional;
- action plan for managing dust; including a protocol for restricted working when the wind speed/direction may result in dust being carried from the site affecting nearby properties.

The development shall be undertaken in accordance with the approved dust suppression scheme for the lifetime of mineral extraction and restoration

Reason: in the interest of public amenity; to protect the living conditions of the neighbouring properties; to ensure that the development does not have an adverse impact upon human health; and to comply with the NPPF 2019 (paragraph 204) and Policy 70 of the St. Albans District Local Plan Review 1994.

Landscaping and planting scheme

21. Prior to the commencement of mineral extraction, a detailed landscaping scheme for advance planting within the site and on site boundaries shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall include:
- a) provision of permanent woodland planting south of the plant area;
 - b) plant specifications, species, size, spacing and number of trees and shrubs to be planted and measures to protect and maintain the trees and shrubs in accordance with good practice;
 - c) plans to show the position, species type and size of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection throughout the operations;
 - d) details of hard landscaping, entrances gates other means to secure the site, to include the location, type and height of proposed fencing to prevent public access to operational areas;
 - e) a programme to implement the scheme

The approved scheme shall be implemented in full within the first available planting season for each phase of the restoration in accordance with British Standards.

Reason: to provide for appropriate landscaping of the site in accordance with Policy 12 (Landscape) of the Hertfordshire Minerals Local Plan Review 2007

Ecology - Biodiversity and Habitat Management Plan

22. Prior to the commencement of enabling works, as shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a Biodiversity and Habitat Management Plan shall be submitted to the Mineral Planning Authority. The Plan shall include detailed proposals to achieve a net enhancement to biodiversity during

mineral extraction and restoration and upon completion of the development. The Plan shall include a schedule of management proposals and long term biodiversity objectives, and set out responsibilities and mechanisms to achieve the long term objectives

The development shall be undertaken in accordance with the approved biodiversity and habitat management plan for the lifetime of mineral extraction and restoration

Reason: to ensure appropriate compensation and enhancement of habitats in accordance with the NPPF (paragraph 109)

Ecology - Habitat Management Plan – Great Crested Newts

23. Prior to the commencement of mineral extraction a Habitat Management Plan for Great Crested Newt populations within the site shall be submitted to and approved in writing by the Mineral Planning Authority, to include habitat areas on adjoining land at Home Covert, and measures to safeguard populations of Great Crested Newts during mineral extraction through safeguarding areas and exclusion fencing, and measures to translocation populations on a phased basis. The measures contained within the Plan shall be implemented and maintained for the duration of the development.

Reason: to ensure the favourable conservation status of the species is maintained.

Ecology - mitigation

24. Prior to the commencement of the enabling works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, and subsequently prior to soil stripping in each Phase, the mitigation measures detailed in the ecological survey shall be carried out in accordance with a programme to be approved in writing with the Mineral Planning Authority.

Reason: to mitigate the impact on habitats and protected species and to provide appropriate contribution of nature conservation; in accordance with the NPPF (paragraph 109) and Policies 74 and 106 of the St. Albans District Local Plan Review 1994.

Groundwater

25. Prior to the commencement of development, the following shall be submitted to and approved in writing by the mineral planning authority:
- Details of the construction and water management during construction of infiltration lagoons;
 - Details of the UML back-drain upon restoration

The development shall be undertaken in accordance with the approved details.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Groundwater Management Plan

26. Prior to the commencement of development, a Groundwater and Water Monitoring and Management Plan (GWMMP) shall be submitted to and approved in writing by the mineral planning authority. The GWMMP shall include:
- The locations of surface and groundwater monitoring, the type and nature of monitoring and sampling to be undertaken and the scope of laboratory analysis to be undertaken on the samples obtained;
 - As a minimum, ongoing monitoring for groundwater level, bromate and bromide concentrations in monitoring wells: BHB, BH104, BH106, BH301, BH303 & BH304 to continue the long term dataset; unless otherwise agreed in writing by the Mineral Planning Authority.
 - The timetable for the submission of monitoring reports
- Provisions which are specific to Phase A including details of phase-specific boreholes.
- Details of the water management in the lower and upper mineral infiltration lagoons and a mechanism for periodic review.
 - A method to establish the statistical confidence required for any borehole monitoring results which are relied upon as trigger levels. This would include but would not be limited to:
 - Arrangements for validation sampling;
 - Evaluation of results below detection limits;
 - Arrangements for stakeholder notification, data review and escalation process.

The water and groundwater sampling, analysis and reporting of the results shall be in accordance with the approved GWMMP. The development shall be undertaken in accordance with the approved GWMMP.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Groundwater Management Plan – Phasing

27. Prior to the extraction of minerals from the LMH in each of Phases B, C, D, E, F and G, a revised GWMMP specific to each phase shall be submitted to and approved in writing by the mineral planning authority. This shall include as a minimum details of any phase-specific boreholes to be installed.

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Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Groundwater Management – Action Plan

28. In the event that monitoring results indicate that bromate concentrations in the LMH extraction phase exceed the trigger level of $2\mu\text{gl}^{-1}$ at the confidence level in the approved GWMMP, then an action plan (that should detail further assessment of groundwater levels and chemistry) and programme shall be submitted for approval of the mineral planning authority. The action plan shall be implemented as approved.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Groundwater monitoring – response plan

29. In the event that monitoring results indicate that bromate concentrations in the current LMH extraction phase exceed the trigger level of $5\mu\text{gl}^{-1}$ at the confidence level in the approved GWMMP, then a response plan shall be submitted for the approval of the mineral planning authority. LMH excavation shall cease until the Mineral Planning Authority has approved a response plan. The response plan shall be implemented as approved.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Protection of chalk aquifer

30. No excavations of the Lower Mineral Horizon shall take place at the base of the quarry within 1m of the chalk aquifer.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Limiting on pumping from lower aquifer

31. No pumping of groundwater from the lower mineral horizon is permitted within any part of the mineral working.

Reason: to ensure protected water sources are not adversely affected by bromate contamination as a result of mineral working

Storage of liquid fuel, oil or chemicals

32. All mobile plant shall be refuelled within a dedicated area within the plant site, or at an alternative location, in accordance with a scheme to be submitted to the Mineral Planning Authority for approval prior to commencement of

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A. Pumping from the lower mineral horizon is only permitted within Phase G, and shall not exceed 900 cubic metres per day for not more than 2 days in any calendar week, and shall not exceed 20 weeks/annum in any calendar year and pumped water level shall not be lower than 68mAOD.¶

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B. If any water is pumped as provided for in Part A, then a record shall be kept of when the pumping took place and the quantities of water pumped. The record of pumping and monitoring data and interpretation shall be provided quarterly to the Mineral Planning Authority

development. All fuel, oil and other liquid chemicals used or stored on site shall be kept in bunded storage tanks or bowser.

Reason: to minimise the risk of pollution of soils and groundwater.

33. Any storage tank for oil or other potentially polluting liquid used on site shall be located on an impervious base and surrounded by impervious bund walls or within another liquid container, which shall be capable of containing 110% of the volume of the storage tank and shall enclose all fill and draw pipes and sight gauges. The vent pipe shall be directed downwards into the bund.

Reason: to contain any fuel spills minimise pollution risks

Public access strategy

34. Prior to the commencement of mineral extraction, and subsequently prior to mineral extraction in each Phase, detailed proposals for managed public access shall be submitted to and approved in writing by the Mineral Planning Authority.

The proposals shall clearly define areas where public access is allowed and exclusion zones for each Phase. The Access Strategy shall provide an appropriate level of public access to un-worked and restored areas of the site during the lifetime of the quarry. Footpaths shall be clearly sign posted. Fencing of an appropriate height and design shall be provided to deter unauthorised or unintended access to the mineral workings and plant site. Warning signs shall be erected to clearly indicate working areas.

The Access Strategy shall comprise a plan and a written statement.

The scheme shall be implemented as approved for the duration of the development.

Reason: to ensure the maximum opportunity for public access to areas non-worked and restored areas; to protect members of the public from exposure to risk from quarrying activities; in the interests of visual and public amenity; to protect and enhance public rights of way in accordance with the NPPF (paragraph 74) and Policy 74 of the St. Albans District Local Plan Review 1994.

Air Quality monitoring – baseline conditions

35. Prior to the commencement of the development the mineral operator shall undertake a minimum of 6 months continuous air quality monitoring, in locations to be approved by the MPA in consultation with local Environmental Health department, to measure existing baseline air quality. Air quality measurements shall be recorded for a minimum of 12 months following the commencement of sand and gravel export from the site. A

report of air quality information gathered by the monitoring equipment shall be submitted to the Mineral Planning Authority for each day of the 12 month period

Reason: to establish an accurate baseline reading of existing conditions, and demonstrate fluctuations in air borne particles related to vehicle emissions from the site in the interests of human health.

Noise monitoring

36. Prior to the commencement of mineral extraction, and subsequently prior to mineral extraction in each phase of development, a noise management strategy shall be submitted to and approved in writing by the Mineral Planning Authority. The strategy shall indicate locations for noise monitoring equipment on the site boundary nearest to sensitive receptors and include mitigation measures such as soil bunds and acoustic barriers as may be necessary to ensure compliance with maximum noise limits set out in condition 53. The strategy shall be implemented in full as approved for the lifetime of the development.

Reason: to ensure compliance with accepted noise standards



Landscape Management Plan

38. Prior to the commencement of development a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be approved in writing by the local planning authority.

The scheme shall include the following elements:

- details extent and type of new planting
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: to contribute to enhancement of biodiversity by establishing ecological networks; to protect wildlife and their habitats and secure opportunities for the enhancement of the nature conservation value of the site (NPPF, paragraph 109); and to take the opportunities to incorporate biodiversity in and around developments (NPPF, paragraph 118).

Overburden handling - method statement

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37. Prior to the commencement of mineral extraction in each Phase, a water management plan shall be submitted and approved in writing by the Mineral Planning Authority. The water management plan shall detail measures to manage water from the lagoons, including an exceedance route for discharge of water from the lagoons as surface water under exceptional circumstances, and include a mechanism for periodic review. The management of water shall be carried out in accordance with the approved Plan, or as otherwise approved by the Mineral Planning Authority under the periodic view process, for the lifetime of the development.¶

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Reason: to minimise the risk of surface water flooding and in the interests of water quality.

39. Prior to the commencement of mineral extraction in each Phase, a method statement for the handling of overburden material shall be submitted to and approved in writing by the Mineral Planning Authority. The method statement shall include plans and cross sections as necessary showing the height and location of stockpiles, indicate the maximum duration for bunds and stockpiles to be retained in-situ, and provide for the removal of stockpiles upon completion of restoration in each Phase.

Reason: to ensure the excavated volumes of material are managed effectively within the site and to in the interests of public and visual amenity.

Gas Pipeline – safeguarding

40. Prior to the commencement of development a Gas Pipeline Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority to include plans and cross sections and clearly indicate minimum working distances between the haul road and mineral extraction areas and the gas pipeline. The minimum working distances, as set out in the scheme and approved with the MPA in consultation with the energy infrastructure company (National Grid), shall be maintained at all times during the life of the development.

Reason: to ensure the integrity of the energy infrastructure.

Controlled Access

41. Prior to the commencement of development, including the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, details shall be submitted of a barrier controlled access within 100m of the site access junction with the A1057, to include:

- weighbridge
- raised viewing platform to view loads;
- a double gate security system
- a loop route for vehicles to return to the public highway at the weighbridge
- gates to secure the site access outside operational hours;
- signage setting out conditions of entry
- advance signage to indicate when the site is open / closed

The scheme shall be carried out in accordance with the approved Plan for the duration of the development,

Reason: in the interest of highway safety, condition of the highway and the free flow of traffic.

Wheel cleaning facilities.

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42. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, wheel washing facilities shall be provided and maintained in a usable condition for the duration of the development.

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The surface of the internal access road between the wheel wash facility and the public highway shall be metalled, drained and kept clear of debris.

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Reason: To prevent mud and debris from the site being deposited on to the highway.

Material deposited on the highway

43. The operator shall take steps to ensure that mud and debris is prevented from being carried out of the site and deposited onto the public highway. No Heavy Goods Vehicle shall exit the site and join the public highway unless and until their wheels and chassis have been thoroughly cleaned.

In the event that any deleterious material is carried out on to the highway the mineral operator shall take immediate remedial measures to clear the highway of any such material.

Reason: to prevent the deposit of mud onto the road; in the interest of highway safety and amenity.

Sheeting of vehicles

44. No loaded vehicle shall leave the site un-sheeted.

Reason: to minimise airborne dust from the transport of minerals

TIME LIMITED CONDITIONS

Landscaping scheme for restoration

45. Within 12 months of the commencement of mineral extraction within each phase A-G on the approved plans, a detailed landscaping scheme shall be submitted for approval of the MPA. The scheme shall include a written statement and detailed illustrations for each phase of the mineral workings, to include the following information:

- a) The provision of woodland planting covering between 20-30% of the site area in accordance with Landscape Management Document principles contained in the Hatfield Aerodrome SPG as set out in Schedule 21, paragraphs 1.7 and 1.8 of the s106 agreement dated 29 December 2000;
- b) Provision of areas of grassland and open spaces for leisure;
- c) The provision of hedgerows using appropriate native species and planting density to maximise the opportunities to create wildlife corridors;
- d) The replacement of any tree or shrub which dies within a minimum period of 5 years from planting;

- e) details of removal / retention of tree planted mounds / buffer planting;
- f) details of footpaths design to conserve and enhance the rural character and visual amenity;
- g) clear strategy for the siting and design of interpretation boards;
- h) siting and design of car park;
- i) provision of security fencing;
- j) details of the treatment of Nast Culvert;
- k) timescales for implementation

The approved scheme shall be implemented within 12 months of soil placement in each phase.

Reason: to provide for satisfactory landscaping of the site in accordance with best practice and in accordance with Minerals Policy12 Landscaping.

Phased restoration scheme

46. Prior to the commencement of infilling within each Phase of mineral extraction in each Phase of the development, a detailed restoration scheme shall be submitted for approval to include:
- a) calculation of the volume of fill material required to complete restoration;
 - b) cross section drawing to show:
 - the depth of the mineral void; and
 - the depth and final levels of:
 - fill material
 - sub soil
 - topsoil
 - final restored contours

The scheme shall be approved in writing by the Mineral Planning Authority prior to the commencement of infilling. Each Phase of the development shall be restored in accordance with the approved phased restoration scheme for that Phase.

Reason: to ensure a satisfactory restoration is achieved

Marker levels

47. Prior to the infilling within 1m of the finish levels as shown on Drawing HQ 3/11A in each phase, marker levels shall be erected to show the final fill levels, sub soil and top soil levels. The site operator shall give the Minerals Planning Authority not less than 3 working days notice in writing that filling within any area of the site is approaching 1 metre of final levels.

Reason: to ensure the restoration levels are suitable for the proposed restoration in accordance with the approved plan, and in accordance with Policies 13 (Reclamation Scheme) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007.

Restoration Programme & Monitoring

48. Within 12 months of the commencement of mineral extraction in each Phase, and every 12 months thereafter, the Mineral Operator shall submit to the MPA for approval a detailed restoration programme setting out:

- progress with restoration in each Phase;
- progress with mineral extraction for the preceding 6 months;
- groundwater monitoring
- management of water storage volumes de-watering regime monitoring over the preceding 6 months;
- proposals for de-watering in the following 6 months;
- groundwater (levels and quality) from monitoring boreholes over the preceding 6 months;
- surface water quality monitoring for the UMH/LMH lagoons;
- proposals for biodiversity enhancements;
- management of the restored land;
- arrangements for handing over land to the Ellenbrook Park Trust

Mineral Operator shall provide a written report of the preceding 6 months monitoring, to include illustrations as appropriate, and proposals for the following 6 months.

The Mineral Planning Authority will provide an annual monitoring programme at the start of each calendar year and provide the Mineral Operator with a written report after each meeting setting out any agreements and actions for the following 6 months.

Reason: to ensure a satisfactory programme of progressive restoration in each Phase and to provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards in accordance with the National Planning Policy Framework 2012 (paragraph 144) and in accordance with Minerals Policy 13 Restoration Scheme of the Hertfordshire Minerals Local Plan Review 2002-2016 Adopted March 2007;

Aftercare

49. Within 6 months of the date of this planning permission, and subsequently prior to the commencement of mineral extraction in any subsequent phase, an aftercare scheme requiring such steps as may be necessary to bring the land to the required standard suitable for the proposed afteruses shall be submitted for the written approval of the Minerals Planning Authority. The scheme shall specify the steps as may be required to achieve and maintain the standards required for the proposed afteruses:
- a) cover a five year period;
 - b) specify all practical steps and periods during which they are to be taken;
 - c) contain provision for the submission of an annual report to be submitted to the Minerals Planning Authority;
 - d) contain provision for site meetings on at least an annual basis with

officers of the Minerals Planning Authority and any relevant consultee in order to assess the progress to date, any remedial action required, and the management of the site for the following year.

The approved aftercare scheme shall be implemented in full on completion of restoration or completion of restoration of any working phase, and shall be carried out for a period of five years following restoration or restoration of each phase (as appropriate).

Reason: to ensure the proposal meets the aftercare requirements set out in Policy 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007, and in particular (i) enhances the character of the local area ensure (ii) is a benefit to the local community (iii) provides for increased public access and (iv) enhances biodiversity.

Air quality monitoring scheme

50. Prior to the commencement of soil stripping within each Phase, the mineral operator shall submit proposals comprising an air quality monitoring scheme to the Mineral Planning Authority for approval, to include:

- proposals for siting air quality monitoring equipment adjacent to the site boundary, including a plan showing their location
- details of the type, make, model, and specification;
- a programme of monitoring air quality on a weekly and/or monthly basis;
- a monthly report of NO_x and PM₁₀ levels for each working day

The air quality monitoring scheme shall be approved in writing prior to the commencement of soil stripping in each Phase.

The air quality monitoring equipment shall be installed prior to the commencement of soil stripping in each Phase.

The monthly air quality monitoring report shall be submitted for each in accordance with a programme to be approved with the Mineral Planning Authority.

Reason: to assess real-time changes in air quality related to air borne dust emissions from the site in the interests of human health.

51. The development shall take place in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation. The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation within 12 months of the commencement of mineral extraction in each Phase. Provision shall be made for analysis and publication where appropriate.

Reason: to ensure that adequate opportunity is provided for archaeological research on this likely historically important site; to comply with Policy 111 of the St. Albans District Local Plan Review 1994.

52. No tree or hedge removal shall take place during the bird breeding season (March to August inclusive)

Reason: to protect breeding birds, their nests, eggs and young.

Noise – maximum levels

53. During temporary operations, such as soil stripping and bund creation, the $L_{Aeq,1hour}$ noise level from the temporary operations should not exceed 70dB(A) at the nearest Noise Sensitive Receptors (NSRs) to the Site.

During normal operations the $L_{Aeq,1hour}$ noise level from the quarry should not exceed the baseline background ($L_{A90,T}$) noise level by more than 10dB(A) with an upper limit of 55dB(A) at the NSRs.

The measured baseline background ($LA90$) sound levels at the nearest NSRs are presented in the 2021 Addendum and are as follows:

- Popefield Farm 53dB(A)
- The Lodge 57dB(A)
- No 616 Hatfield Road 61dB(A)
- Pastures View 43dB(A)
- Radio Nursery 43dB(A)
- Walker Grove 32dB(A)
- Nimrod Drive 32dB(A)
- Jove Gardens 41dB(A)

The permitted noise limits of normal operations at the Quarry are therefore as follows:

- Popefield Farm 55dB(A)
- The Lodge 55dB(A)
- No 616 Hatfield Road 55dB(A)
- Pastures View 53dB(A)
- Radio Nursery 53dB(A)
- Walker Grove 42dB(A)
- Nimrod Drive 42dB(A)
- Jove Gardens 51dB(A)

Noise level should be measured in a free field position at a publicly accessible location representative of the façade of the NSR facing the Quarry”

Reason: in the interests of residential amenity in line with Policy 70 of the St. Albans District Local Plan Review 1994; to comply with maximum noise levels specified in the National Planning Policy Guidance.

Noise and emissions - vehicle maintenance

54. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times. Silencers shall be fitted to, used and maintained in accordance with manufacturers instructions on all vehicles, plant and machinery used on the site.

Reason: in the interests of residential amenity.

Hours of operation

55. The hours of operation of the site, where mineral extraction, restoration and processing is permitted are limited to:

- 07:00 to 18:00 hours Monday to Friday; and
- 07:00 to 13:00 hours on Saturdays

There shall be no operations, including the use of machinery, mineral processing and waste disposal outside of the above hours. No working is permitted on Sundays or Bank Holidays, unless otherwise approved in writing by the Mineral Planning Authority under exceptional circumstances. For the purposes of this condition operations shall include vehicle movements connected with the importation of waste.

Reason: to limit the disruption caused by mineral working and processing and HGV movements upon the local area; in the interests of residential amenity; to comply with Policy 70 of the St. Albans District Local Plan Review 1994.

HGV movements

56. There shall be not more than 174 HGV movements (87 in, 87 out) on each day from Mondays to Fridays, and not more than 108 HGV movements (54 in, 54 out) on Saturdays unless otherwise approved in writing in advance with the Mineral Planning Authority. The above maximum figures shall be applied to all operations at the site, to include all HGV movements related to:

- sand and gravel export,
- operation of the **concrete batching plant**, and
- waste importation.

All HGVs entering the site carrying waste material must be weighed on site before depositing waste. The Mineral Operator shall keep daily records of the volumes of waste imported to the site during each phase of the restoration.

Written records shall be kept for all HGV movements to the site and made available upon request for inspection by the Mineral Planning Authority

Reason: In the interests of highway safety and local amenity.

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Single access

57. Upon commencement of mineral extraction and thereafter at all times, HGVs shall enter / exit the site only via the approved access onto A1057 St Albans Road West, as indicated on drawing 402.01009.00064.14.H002 Revision R0. No other vehicular access shall be provided to the site.

Reason: in the interest of highway safety

Extent of working

58. With the exception of enabling works, including construction of the silt lagoons and ecological mitigation works, no mineral extraction shall take place -
- a) within the processing plant area, as shown on drawing Aggregate Processing Plant on drawing HQ 3/3 - Plant Site (Masterplan) - November 2015; and
 - b) outside the maximum extent of the mineral extraction area shown on drawing HQ 3/6 - Initial Site Preparation - December 2015.

Reason: to minimise the environmental impacts of mineral working.

Inert waste only

59. No material shall be disposed of at the site other than inert waste within the waste types specified in the Environmental Permit issued by the Environment Agency.

Reason: to minimise the risk of pollution to land and water and to ensure the material used in reclamation is appropriate for the proposed afteruse

Waste volumes

60. The maximum volume of waste imported and disposed of at the site shall not exceed the volume necessary to achieve the approved restoration contours.

Reason: to ensure the site is restored in accordance with the planning permission and to limit the impact to the highway network.

Weighbridge records (Inert waste)

61. The weighbridge shall be maintained in a working condition through the lifetime of the development.

Reason: to ensure the volume of waste imported and disposed of at the site is the minimum necessary to achieve the approved development.

Waste storage, sorting and processing

62. With the exception of engineering material required for the construction of

the landfill barrier/buttreass, no importation, storage, sorting, processing, or stockpiling of waste or other material is permitted at the site. No engineering material for use in the construction of the landfill barrier/buttreass shall be imported or stored on site until detailed plan(s) to show the volume, location and height of stockpiles has been submitted to and approved in writing by the Mineral Planning Authority. Storage of engineering material shall only take place in accordance with the approved plan(s). On completion of restoration all engineering material shall be removed from site and the land restored in accordance with the approved restoration plans.

Reason: in the interests of amenity and to maintain the purposes of the Green Belt.

63.



Minimum working distances to boundaries

68.

A minimum distance of 10m shall be maintained between the outer edge of perimeter bunds and the site boundary and no operations including mineral extraction shall take place within 10m of the site boundary.

Reason: to protect the root systems and viability of established trees and hedgerows along the site boundary in compliance with Policy 18 (v) of the Minerals Local for Hertfordshire 2002-2016 adopted in November 2007.

Soil stripping

69.

No soil stripping shall take place outside of the following times 01 March and 30 September in any calendar year without the prior written approval of the Mineral Planning Authority. Any request to strip soils between [30 September](#) and 01 March shall be submitted to the MPA for approval and be accompanied by a soil handling method statement based on the Good Practice Guide for Handling Soils in Mineral Workings published by the Institute of Quarrying (or such other guidance which may replace it). Where the request is approved by the MPA, soil stripping shall be undertaken in accordance with the approved scheme

Reason: to protect soil condition and minimise soil degradation.

Soil handling

70.

No indigenous soils (topsoil and subsoil) are to be removed from site or disposed as waste.

Reason: to ensure that soil resources for use in restoration are managed and retained on site in an appropriate condition for use in restoration and aftercare

Deleted: Any storage tank for oil or other potentially polluting liquid used on site shall be located on an impervious base and surrounded by impervious bund walls or within another liquid container, which shall be capable of containing 110% of the volume of the storage tank and shall enclose all fill and draw pipes and sight gauges. The vent pipe shall be directed downwards into the bund.

Deleted: ¶

¶ Reason: to contain any fuel spills minimise pollution risks¶

¶ Chalk Aquifer protection¶

¶

64. No excavations shall take place at the base of the quarry within 1m of the chalk aquifer.

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¶

Reason: to protect the aquifer and minimise the risk of groundwater contamination.¶

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¶ Groundwater protection¶

¶

65. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse. Reason: to prevent contamination of groundwater.¶

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Deleted: Groundwater monitoring¶

¶

66. Real-time monitoring of groundwater levels in boreholes adjoining the mineral workings shall be undertaken at all times throughout the lifetime of the development. No dewatering of the mineral workings shall take place if the groundwater levels are within 0.5m of surface levels of the adjoining land. No de-watering of the mineral working shall take place unless and until it has been demonstrated that it would not increase the risks of groundwater flooding to areas adjoining the site, and where it has been approved in writing by the Mineral Planning Authority.¶

¶

Reason: to minimise the risks associated with groundwater flooding.

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Deleted: Discharge of groundwater to surface water¶

¶

67. No water shall be discharged from the storage lagoons to other storage facilities, or to any ordinary watercourse, including The Ellenbrook and The Nast, unless otherwise approved in writing by the Mineral Planning Authority.¶

¶

Reason: to ensure surface and ground waters are managed appropriately; in accordance with best practice for SuDS.

Deleted: 31 August

in accordance with Mineral Policies 13 (Reclamation Scheme) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2002-2016

Pre-settlement Levels

71. On completion of final soil replacement levels shall not exceed those shown on the approved Illustrative Restoration Concept drawing HQ 3/11A Aug 2016. After allowing for soil placement, the maximum height of the final landform shall not exceed 76 metres AOD.

Reason: to ensure that the final levels are appropriate and comply with the planning permission; to minimise the impact of the development upon the openness of the Green Belt

Notice prior to soil placement

72. The Mineral Operator shall provide the Minerals Planning Authority with a minimum of seven days notice prior to the commencement of works involving the movement, replacement or cultivation of topsoil or subsoil resources.

Reason: to ensure the Mineral Planning Authority has an opportunity to inspect the soil conditions and agree the method of working

Soils content for the 1m top layer of soils

73. Upon completion of infilling operations to the levels shown on drawing HQ 3/11A the final (top) 1m of soils shall be kept free from any material which may damage cultivation machinery or interfere with the subsequent conservation uses. Prior to topsoiling, the area shall be thoroughly ripped with a winged subsoiler at a depth of 300mm at a tine spacing of no more than 450mm and then at a depth of 600mm. All rocks, stones and other solid objects in excess of 75mm diameter on the surface following ripping shall be removed.

Reason: to ensure that soils are constituted of material suitable for the proposed afteruse.

Removal of permitted development rights

74. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, replacing or re-enacting that Order, planning permission shall be obtained for the erection of any building, fixed plant, fixed machinery or fixed structures on the land and the written approval of the Minerals Planning Authority shall be obtained prior to the placing on site of any buildings or structures in the nature of portable plant.

Reason: in the interest of the openness of the Green Belt.

Protection of Public Right of Way

75. Other than the works necessary to facilitate the upgrade and legal dedication of the new public rights of way as outlined above, all public right of way routes shall remain undisturbed and unobstructed at all times unless legally stopped up or diverted prior to the commencement of the development hereby permitted. The alignment of any public right of way shall be protected by temporary fencing/signing in accordance with details first submitted to, and approved in writing by, the Local Planning Authority throughout the course of the development.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety

Liaison Group

76. Prior to the commencement of development the Mineral Operator shall submit to the MPA for approval a scheme for the establishment of a liaison Group with the purpose being to monitor the applicant's compliance with the planning permission as approved, both during site establishment and operation (to include restoration). The scheme shall set out:

- The parties to be invited to attend the Liaison Group
- The venue for the Liaison Group meetings
- Frequency of meetings
- Format for the meetings, including matters to be discussed.
- Responsibility for taking and approving minutes and how the minutes are to be published

The Mineral Operator shall convene a meeting of the Local Liaison Group within 2 months of the scheme being approved by the MPA, with meetings held in accordance with the frequency set out in the scheme for the duration of the development.

Flood risk assessment

77. The development permitted by this planning permission shall be carried out in accordance with the approved FRA carried out by SLR reference 403.01009.00132 dated November 2015 and letter from SLR reference 403.01009.00132 dated 07 July 2016 and the following mitigation measures detailed within the FRA:
1. Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to an including the 1 in 100 year + climate change event
 3. Implementing appropriate drainage strategy based on infiltration

The mitigation measures shall be implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority

Reason(s)

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site
2. To reduce the risk of flooding to the proposed development and future occupants

Surface Water Drainage Scheme

78. No development shall take place until a detailed surface water drainage scheme for the site based on the approved Drainage strategy and sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
1. Detailed engineering drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 2. Detailed ground investigations and record the level of groundwater
 3. Detailed surface water run-off and volume calculations to ensure that the site has the capacity to accommodate all rainfall events up to 1:100 year plus climate change

Reason: to ensure that the site is appropriately drained to incorporate climate change mitigation, and in accordance with SuDS best practice.

Works affecting watercourses

79. No development hereby approved shall be commenced until the Mineral Planning Authority has received confirmation in writing that a scheme of modifications to the ordinary water courses has been approved by the Lead Local Flood Authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.