

Atodiad/Appendix 1 – Amodau'r Ymgeisydd/Applicant's Conditions

General:

1. The development hereby approved shall be carried out and completed in accordance with the information and proposals within drawing number M09.162A.09A, M09.162A.10A, M09.162A.11A and M09.162A.12 and such details as are subsequently approved in writing by the County Planning Authority and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.

Reason - To provide restrictions and controls on the proposed development

2. From the date of this decision until the completion of the operations hereby approved, a copy of this decision including all documents hereby approved and any documents subsequently approved in accordance with this decision, shall be displayed on the Site during working hours in a position which is readily accessible to any person undertaking the development.

Reason - To provide easily accessible guidance on the design principles and phasing of the proposed development

3. Any oil, fuel, lubricant, paint, solvent or any other chemicals within the site shall be stored within a suitable bund or other means of enclosure to prevent such material from contaminating topsoil or subsoil or reaching any watercourse, built and maintained to the satisfaction of the Mineral Planning Authority. The volume enclosed by any bund shall exceed that of the contained material by at least 10%.

Reason - In the interests of environmental protection and to prevent any pollution risks from on-site chemicals / oils etc.

4. No refuse or waste materials shall be imported into the site.

Reason - To prevent any waste materials being imported on to site and ensure proper restoration of the Site

Duration of the Permission:

5. Extraction of minerals and restoration of the Site hereby approved shall cease on or before 21 February 2042 by which date the Site shall be restored in accordance with the details contained on M09.162(a).12.

Reason - To minimise the duration of any disturbance from the Site proposals and to ensure restoration is secured

6. In the event of a cessation of winning and working of minerals prior to the achievement of the final restoration proposals, a scheme including details of reclamation and aftercare, shall be submitted to the County Planning Authority, within 12 months of the cessation of working. The revised restoration scheme, when approved, shall be fully implemented within two years of the written approval unless otherwise agreed in writing by the County Planning Authority.

Reason - To minimise the duration of any disturbance from the Site proposals and to ensure restoration is secured

Hours of Operation:

7. Except in cases of emergency to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable) or unless the Mineral Planning Authority has agreed otherwise in writing:-

No operations other than any requirement for servicing, i. environmental monitoring and maintenance shall be carried out at the site except between the following times:

07.00 to 18.00 Monday to Friday

08.00 to 12.00 Saturday

No operations other than those related to emergency or ii. Environmental monitoring shall take place at the site on Sundays or public holidays.

Reason - In the interest of the amenity of local residents

Access, Traffic and Protection of the Public Highway:

8. Drivers shall ensure that all loaded vehicles are properly trimmed and sheeted or otherwise enclosed to prevent spillage or emission of dust before leaving the Site.

Reason - In the interest of the amenity of local residents

9. Unless otherwise agreed in writing with the County Planning Authority, all heavy goods vehicles leaving the Site shall turn right and travel in a south westerly direction along Ffordd Clynnog to connect with the B4418 leading to the A487 (Penygroes Bypass).

Reason - In the interest of the amenity of local residents

10. The means of access shall be from Ffordd Clynnog at the existing permitted access point.

Reason - To prevent unnecessary development

11. All drivers visiting the Site should be made aware of the Site Rules.

Reason - In the interests of Health and Safety

12. All vehicles, plant and machinery operated within the Site shall be maintained in accordance with the manufactures specification at all times and shall be fitted with and use effective silencers. Any breakdown or malfunction of silencing equipment or screening shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be affected within a reasonable period, the equipment affected should be taken out of service.

Reason - In the interest of the amenity of local residents and Health and Safety

Environmental Protection - Archaeology:

13. Development (including any ground disturbance works or 13. site clearance) shall not recommence until a specification for archaeological work has been submitted to and approved in writing by the archaeological advisor to the Planning Authority.

Reason - To ensure the implementation of an appropriate programme of archaeological mitigation including identification, recording, post-excavation processing and publication of archaeological remains affected by the development.

14. The development and all archaeological work shall be carried out and completed in accordance with the specification approved under condition 13, unless otherwise agreed in writing by the archaeological advisor to the Planning Authority.

Reason - To ensure the implementation of an appropriate programme of archaeological mitigation including identification, recording, post-excavation processing and publication of archaeological remains affected by the development.

Environmental Protection - Noise and Dust:

15. All areas traversed by wheeled vehicles or within which the handling or movement of quarried material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.

Reason - In the interest of the amenity of local residents

16. During the permitted working hours the noise level ($L_{Aeq,1h}$ free field) due to mineral extraction and processing, excluding topsoil and subsoil stripping and other works in connection with landscaping, shall not exceed the existing background level by more than 10 dB(A) where possible, subject to a maximum level of 55 dB $L_{Aeq,1h}$.

Reason - In the interest of the amenity of local residents

17. Limits are set for specific properties:-

Pentyrch 52 dB $L_{Aeq,1h}$

Bryn Hyfryd 52 dB $L_{Aeq,1h}$

Cae-Efa-lwyd-fawr 55 dB $L_{Aeq,1h}$

Reason - In the interest of the amenity of local residents

18. Topsoil and subsoil stripping and other works in connection with landscaping shall not exceed 67 dB $L_{Aeq,1h}$ free field at any inhabited property and be limited to a period not exceeding 8 weeks at any one property.

Reason - In the interest of the amenity of local residents

19. Unless otherwise agreed in writing, the developer/operator shall submit for the approval of the mineral planning authority a safe and acoustically acceptable scheme of controlling vehicle reversing alarm systems within 3 months of the date of this permission.

Reason - In the interest of the amenity of local residents

20. A 5-metre high Acoustic and Screening Bund is to be constructed along the eastern boundary of the site, in line with proposals illustrated in drawing number M09.162(a).09A. This bund will remain in place until, at least, the cessation of the Phase 2 development.

Reason - In the interest of the amenity of local residents

21. A 4 metre high Acoustic and Screening Bund is to be constructed along the southern boundary of the Site, in line with proposals illustrated in drawing number M09.162(a).09A. The bund would remain in place until, at least, the cessation of Phase 1 of the development.

Reason - In the interest of the amenity of local residents

Environmental Protection - Landscaping:

22. The existing Site peripheral hedgerows are to be maintained to provide a visual screen for the duration of the development and aftercare period.

Reason - In the interest of the amenity of local residents

23. Existing scrub vegetation will be maintained and encouraged on a 4m strip along the southern edge of the site, providing additional screening of the Site from users of Ffordd Clynog and providing a habitat for wildlife.

Reason - In the interest of the amenity of local residents

24. The grassed periphery of the proposed southern and eastern bund's and perimeter of the Site are to be maintained throughout the duration of the development.

Reason - In the interest of the amenity of local residents

25. Detailed location information for planting is illustrated on the Concept Restoration Drawing (M09.162(a).12). Detailed planting proposals including species, plant heights, numbers and specifications are to be provided within 3 months of the granting of permission.

Reason - In the interest of the amenity of local residents

Restoration:

26. The site shall be progressively restored in phases as illustrated on M09.162(a).09A, M09.162(a).10A, M09.162(a).11A and M09.162(a).12 including the final restoration works.

Reason - In the interest of restoration and the amenity of local residents

27. Available soils / soil making material are to be stripped and temporarily stored within the Southern and Eastern Screening Bunds. The Eastern Bund is to be 5m in height with an outer batter slope of 1 in 3 and 1 in 1 on the inner slope. The Southern Bund is to be 4m in height with an outer batter slope of 1 in 3 and 1 in 1 on the inner slope. The bunds are to be removed on the cessation of mineral extraction with their soil making material spread across the regraded quarry floor and batter slopes at an appropriate thickness of 300mm for the agricultural areas. The stored bund material is to be supplemented by any quarry inter-burden / soil making material resulting from mineral extraction.

Reason - In the interest of restoration and the amenity of local residents

28. A detailed scheme for achieving the restoration proposals will be submitted within 3 months of the granting of planning permission.

Reason - In the interest of restoration and the amenity of local residents

After-care:

29. An Aftercare Scheme shall be implemented for a period of 5 years from the completion of restoration, using such steps as may be necessary to bring land within the Site in line with the restoration scheme. This shall be submitted for the approval in writing of the County Planning Authority not later than three months from the date of this decision. The submitted scheme shall specify the steps to be taken and the period during which they are to be taken.

Reason - In the interest of biodiversity, restoration and the amenity of local residents

30. An annual aftercare review meeting is to be held with officers of the County Planning Authority once the 5-year aftercare period commences, to inspect the Site and assess the progress of the aftercare programme.

Reason - In the interest of biodiversity, restoration and the amenity of local residents