STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Chris Bean
Wardell Armstrong
Wardell Amrnstong LLP Sir Henry Doulton House
Etruria
ST1 5BD

C/o Wardell Armstrong LLP
C/O Wardell Armstrong

Application no: SMD/2019/0768

Determined on: 28th January 2021

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Wredon Quarry Ashbourne Road Rue Hill Cauldon Low Staffordshire ST10 3HA

Description of Development:
Proposed new noise, vibration and harshness pad (NVH)
together with ancillary equipment and landscaping at land adjacent to Wardlow / Wredon Quarry

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2.The development hereby permitted shall be carried out in accordance with the following approved plans:
19-3692-501-P5
19-3692-502-P1
19-3692-503-P1
19-3692-505-P3

19-3692-506-P1

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities during construction shall be restricted to the following times of operations.
08:00 - 18:00 hours (Monday to Friday);
08:00 - 13:00 hours (Saturday)
No working is permitted on Sundays or Bank Holidays.
In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

4.The development hereby permitted shall not take place until a Construction and Environmental Method Statement (CEMS) has been submitted to and approved in writing by the Local Planning Authority. The CEMS shall include the following details:-
I. A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.
II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;
IV. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
Once approved, all relevant activities on the site shall be carried out in accordance with the Construction and Environmental Method Statement throughout the course of the development.
Reason: To protect the amenities of the area from dust

5. Operations at the NVH test pad shall be carried out between 08.00 and 17.00 hours Monday to Friday and between 08.00 and 13.00 hours Saturdays and at no other times.
Reason: To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.

6. In the event that contamination, including surface coal measures, is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health,

buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

7. The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the following document has been implemented:
• Drainage Assessment Proposed NVH Testing Area, Wardlow Quarry, Report no. 19-3692, GHW Consulting Engineers Ltd, November 2020.
Thereafter, the drainage scheme shall be retained and maintained in accordance with the Maintenance Plan within section 6 of the above document.
Reason:- To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

8. The development hereby permitted shall be carried out in strict accordance with the Landscape and Ecological Management Plan, Rev 3.1, produced by Wardell Armstrong, dated December 2020 including the proposed translocation, creation and enhancement of habitats and their future maintenance and management.
Reason:- To ensure a biodiveristy net gain

9. The development hereby permitted shall be carried out in strict accordance with the measures set out in the Construction Environmental Management Plan dated November 2020
Reason:- To safeguard protected species and habitats during construction

10. Prior to the development hereby approved being first brought into use, a detailed Landscape Planting Plan (the 'Plan') shall be submitted to and agreed in writing by the LPA. The Plan shall be based on the principles set out in the approved Landscape and Ecological Management Plan (LEMP). The approved Plan shall subsequently be implemented within the first available dormant season (November to February inclusive) and/or suitable seeding season following completion of the development hereby approved and maintained for a period of 5 years following planting to ensure successful establishment Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- To ensure an acceptable landscaping scheme in the interests of the character and appearance of the area.

11.Prior to any work commencing on site including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access temporary tree

protection barriers and advisory notices for the protection of the existing trees to be retained shall be erected, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Wardell Armstrong Arboricultural Impact Assessment Report No. 0023 dated December 2019 submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.
Reason:- To protect existing trees during construction

12.No trees, shrubs, scrub or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved in writing by the LPA. There shall be no removal of any trees, shrubs, scrub or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed in writing by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs, scrub or hedgerow are not in active use by nesting wild birds.
Reason:- To protect existing planting in the interests of the character and appearance of the area and in the interests of protected species.

13. No later than 12 months from the 31st December 2046 the use, structures and all associated works hereby permitted shall be removed from the site and the land restored and landscaped in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority
Reason:- In accordance with Polices SS10 and E1 of the Staffordshire Moorlands Local Plan which supports the limited expansion or development of businesses where a rural location can be justified and Policy 4.6 of the Mineral Local Plan. This proposal and rural location is justified by its link to the adjacent demonstration and testing facility of JCB vehicles granted by Staffordshire County Council under ES.17/01/511/MW which itself is subject to a temporary permission to cease no later than 31st December 2046

14. Prior to the installation of any external lighting on the site details shall first be submitted to and approved in writing by the Local Planning Authority.
Reason:- In the interests of the character and appearance of this rural area and residential amenity

15. Notwithstanding the submitted details the colour of the portacabin shall be agreed in writing by the Local Planning Authority prior to its installation on site
Reason:- In the interests of the character and appearance of this rural location

16. The development hereby permitted, including site stripping and clearance shall be undertaken strictly in accordance with a Written Scheme of Investigation for an archaeological watching brief which shall be first agreed in writing with the Local Planning Authority

Reason:- To protect archaeological interests

Informative

1.With the revised plans and documents this is considered to be a sustainable development which complies with the polices in the National Planning Policy Framework

2. In respect of Condition 15 the LPA will seek a dark, muted colour appropriate for this rural location. The suggestion would be for a dark green.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

6. If the decision to refuse planning permission is for a householder application, and you want to

appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1.