

### Conditions

#### Commencement

1. The development hereby permitted shall be begun<sup>1</sup> before the expiration of three years commencing on the date of this notice.  
Reason: to ensure the restoration is achieved within a reasonable timescale.

#### Completion

2. The development hereby permitted shall be completed by 31<sup>st</sup> December 2025.  
Reason: restoration is achieved within a reasonable timescale.

#### Accordance

3. The development hereby permitted shall, except where modified by this Schedule of Conditions, or otherwise agreed in writing by the local planning authority, be undertaken in accordance with the provisions of the planning application (5/1240-14) and accompanying documents as listed:
  - 14-09\_HAT\_CUT\_ACCESS Proposed Access Route
  - 14-09\_HAT\_CUT\_PLANT February 2012 Plant Site Survey
  - P7/597/22 Composite Restoration Plan
  - P7/597/23 Restoration detail: Cutfield and Gardeners Lagoon – Silt Areas
  - P16/597/4 Rev A Current Rights of Way
  - Planning Statement
  - Cut Field Additional Information October 2015

Reason: to ensure the site is restored in accordance with the approved plans.

#### Construction Management Plan

4. Prior to the commencement of development a detailed construction management plan shall be submitted to and agreed in writing by the waste 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 agreed in full for the duration of the development.

Reason: to ensure the development is carried out in accordance with a managed programme, in the interests of amenity.

### Noise

5. Prior to the commencement of construction a detailed noise impact assessment and mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority, to include details of:
- an assessment of background noise;
  - modelling of noise generated by the development;
  - proposals for advance screen bunding and any secondary bunding within the site as may be required;
  - proposals to minimise noise throughout the works
- Reason: to ensure that noise is mitigated as far as possible

### Rights of Way

6. The Rights of Way enhancements shown on drawing P16/597/4 Rev A shall be provided in accordance with the timescales set out in a rights of way delivery plan to be submitted prior to the commencement of development.
- Reason: to ensure the timely provision of rights of way

### Restoration

7. The site shall be restored in accordance with the plans P7/597/22 (Composite Restoration Plan) and P7/597/23 (Restoration detail: Cutfield and Gardeners Lagoon – Silt Areas) not later than December 2024.
- Reason: to ensure the site is restored within a reasonable timescale to high environmental standards in accordance with the provisions of the NPPF (Paragraph 144).

### Bund construction

8. Prior to the commencement of any infilling, the screen bund on the northern side of the site, shown in principle on drawing LD005/HQ/003, shall be constructed in accordance with a detailed plan, to include cross section drawings, showing the maximum minimum height of the bund of 4m above adjoining land levels. The screen bund shall be retained in site through the period of infilling and removed and the land reinstated on completion of infilling.
- Reason: in the interests of visual amenity

### No waste disposal - Balls Covert

9. No disposal of material of any sort shall take place within Balls Covert, other than agreed as part of the enhancements proposed in the management plan.
- Reason: to minimise the potential harm to any Great Crested Newt populations.

### Restoration of Balls Covert

10. A detailed scheme comprising the enhancement works in Balls Covert shall be submitted to the Waste Planning Authority for approval in writing not less than 6 months prior to the commencement of development, including any preparatory works such as the construction of the access ramp and screen bund. The scheme shall include a written statement and a detailed method of working designed to minimise the impact on GCN populations, including the provision of details of the location of appropriate newt fencing. The use of plant and machinery shall be limited and only where justified in the written statement.  
Reason: to provide appropriate habitat for translocated Great Crested Newt populations.
11. The proposed enhancement works in Balls Covert approved under condition 10 above shall take place prior to the translocation of any Great Crested Newt populations.  
Reason: to provide appropriate habitat for translocated Great Crested Newt populations.

#### Great Crested Newts

12. A minimum of 6 months prior to the commencement of development, including any preparatory works such as the construction of the access ramp and screen bund, a survey of Great Crested Newt populations shall be undertaken across the application site.  
Reason: to assess the existing population and to inform the translocation strategy.
13. Great Crested translocation shall be take place a minimum of three months prior to the commencement of development, including any preparation works, such as the construction of the access ramp and screen bund.  
Reason: to ensure the population is established

#### Highways

14. Unless otherwise agreed in advance in writing by the Mineral Planning Authority, there shall be no more than 250 lorry movements (125 in, 125 out) entering/leaving the access/egress onto the C61 Oaklands Lane Monday to Friday and no more than 150 vehicles (75 in/ 75 out) on Saturdays in accordance with the permitted hours of operation. Written records of vehicles entering and leaving the site in connection with all lorry movements from/to the Hatfield Quarry complex shall be kept by the site operator and made available for inspection by the Mineral Planning Authority upon request.  
Reason: in the interest of highway safety and so that there shall be the least possible adverse effects upon the free and safe flow of traffic along the highway in the vicinity if the site.
15. All HGVs associated with the development shall enter and exit the site via the C61 Oaklands Lane. No other vehicular access shall be provided to the site.

Reason: in the interest of highway safety

16. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent material being deposited on the highway.

Reason: to prevent the deposit of mud onto the road in the interest of highway safety

Water

17. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the River Nast shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include plans showing the extent and layout of the buffer zone.

Reason: Development that encroaches on watercourse has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

18. No development shall take place until a basic landscape management plan, including design objectives, management responsibility and maintenance schedules for the River Nast and its buffer zone, has been 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 agreed in writing by the local planning authority.

The scheme shall include the following elements;

- percentage of tree/ scrub works to be undertaken to open up the channel in places (at the moment it's continuous scrub) along the length of the applicant's ownership;
- details of how the scrub cover will be maintained in the longer term. At what frequency and times of year;
- a plan showing the locations and number of gentle meanders.

Reasons: Re-meandering straightened river channels can help deliver objectives of the Water Framework Directive (WFD) by increasing morphological and flow diversity in a straightened channel.

These more natural conditions can provide better quality habitats for plants and invertebrates. In addition to improving conditions for the biological quality element, re-meandering could also help to improved habitats for birds and mammals that prey on fish and invertebrates.

Re-meandering increases the length of a straightened river channel. This decreases flow conveyance, which can effectively store water in the river

channel. Re-meandering can therefore decrease flood risk to sites further downstream, by reducing hydrological response times during periods of high flows.

This condition is necessary to ensure the protection of wildlife supporting habitat and secure opportunities for the enhancements of the nature conservation value of the site in line with national planning policy.

This condition is supported by the NPPF (paragraph 109) which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunity to incorporate biodiversity in and around developments should also be encouraged.

The Natural Environment and Rural communities Act which requires Local Authorities to have regard to nature conservation and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movements of species between suitable habitats, and promote the expansion of biodiversity.

The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. This watercourse falls into the Upper Colne and Ellen Brook catchment

#### Levels

19. On completion of all infilling and allowing for soil placement, the pre-settlement levels shall not exceed those shown on drawing reference P7 / 597 / 23 Restoration detail: Cut Field and Gardeners Field – Silt Areas, and no part of the landform shall exceed 84 metres AOD.

Reason: to ensure that the final levels are appropriate to comply with the planning permission.

#### Hours of operation

20. All infilling operations at the site authorised by this permission shall only take place within the following hours:
- 08:00 am and 18.00pm on Mondays to Fridays
  - 08:00 am and 13.00pm on Saturdays

No operations shall take place on Sundays or Public Holidays with the exception of essential maintenance of plant and equipment between 08.00

and 18.00 hours. For the purposes of this condition operations shall include vehicle movements connected with the importation of waste.

Reason: in the interests of residential amenity

#### Restriction on lorry movements

21. For the purposes of the development hereby permitted, there shall be no more than 250 lorry movements (125 in, 125 out) at the site Monday to Friday, and 150 lorry movements (75 in, 75 out) on Saturdays unless otherwise agreed in writing in advance with the Minerals Planning Authority. Written records of vehicles entering and leaving the site in connection with the development hereby permitted shall be kept by the site operator for a period of no less than 6 months for the duration of the development and made available for inspection by the Minerals Planning Authority upon request.

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

#### Mud on the highway

22. The operator shall ensure that mud and other debris are prevented from being deposited on to the public highway.

Reason: in the interests of highway safety and amenity

#### Scheme of working

23. Within one month of the date of this permission, a scheme of working shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall:

- a) provide a Method of Working Plan;
- b) specify the method, direction, sequence, expected timing, duration and area of working and the machinery to be used;
- c) specify the location, height and proposed management of soil and overburden stockpiles;
- d) specify measures for dealing with and disposing of surface water on the site during operations and following restoration, including the construction of surface ditches, outfalls and soakaways.

The operation of the scheme shall take place in accordance with the approved working scheme.

Reason: to ensure restoration of the site is properly managed in accordance with minerals Policy 13 (Reclamation Scheme) of the Hertfordshire Minerals Local Plan Review 2007.

#### Landscaping scheme

24. Within one month of the date of this planning permission, a detailed scheme for the landscaping of the site shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall provide for;

### APPENDIX III

APPLICATION FOR THE RESTORATION TO CONSERVATION AFTER USES THROUGH THE IMPORTATION AND FINAL DISPOSAL OF ENGINEERING MATERIALS COMPRISING INERT WASTE AT HATFIELD CEMEX QUARRY, OAKLANDS LANE, ST ALBANS, HERTFORDSHIRE, AL4 0HS

- a) the positions, species and sizes of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection throughout the operations;
- b) details of the planting specification, 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 agricultural practice;
- c) any hard landscaping proposed, including details of infilling of all entrances and gates other than the main site entrance and method of securing the main gates, upon completion of the restoration of the site;
- d) the programme of implementation of the scheme.

The approved scheme shall be completed in full within the first available planting season i.e. between September 2016 and March 2017.

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

#### Dust Suppression scheme

25. Within one month of the date of this permission the operator shall submit a dust suppression scheme to demonstrate how dust emissions will be controlled, including:
- The use of water bowsers for dust suppression on haul roads and stockpiles,
  - Cessation of working when the wind speeds are likely to carry dust emitted from the operations towards nearby residential properties
- The approved scheme shall be implemented in full at all times the site is operational.

Reason: to minimise emissions to the air in the interests of human health and to minimise potential nuisance to nearby residential properties as a result of operations on site.

#### Restoration phasing plan

26. Within one month of the date of this permission, a programme providing for the restoration of each phase of development shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall specify the nature and intended after use of each phase. Restoration shall take place in accordance with the approved programme. Any changes to the approved programme shall be submitted to the Minerals Planning Authority for its prior written approval.

Reason: to ensure that the proposed restoration and afteruse are consistent with landscape character of the area and would not involve detriment to the environment or impact on the highway network, in accordance with Policy 13 (Reclamation Scheme) of the Hertfordshire Minerals Local Plan Review 2007.

### Aftercare

27. An aftercare scheme requiring such steps as may be necessary to bring the land to the required standard suitable for use as woodland, grassland and agriculture shall be submitted for the written approval of the Minerals Planning Authority within six months of the date of this permission. The scheme shall specify the steps as may be required to achieve and maintain the required standard of land for use for woodland, grassland and agriculture and shall:
- a) cover a ten 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 ten 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.

### Removal of permitted development rights

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, 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 agreement 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: the site is within the Metropolitan Green Belt wherein inappropriate should not be permitted except in very special circumstances, no mineral extraction is taking place to benefit from permitted development.

### Storage of liquid fuel, oil or chemicals

29. All fuel, oil and other liquid chemicals used or stored on site shall be kept in bunded storage tanks or bowsers. No fuel, oil, or other chemical likely to cause pollution to surface or groundwater shall be deposited at the site.  
Reason: to minimise the risk of pollution of soils and groundwater.

30. Any storage tank for oil or other potentially polluting liquid used on site shall be located on an impervious base and surrounded by oil tight 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

Groundwater protection

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

Water resources and groundwater protection

32. Operations shall not be carried out in such a way as to cause any adverse change in flows or levels in any rivers, streams, ditches, springs, lakes or ponds in the vicinity of the site.  
Reason: to avoid having an adverse impact on the water environment.

Pre / Post settlement contours

33. The contouring of the final layer of the deposited material shall, after allowing for settlement and the replacement of stored overburden, subsoil and topsoil, conform to the levels as shown on the approved restoration plan, drawing number P7/597/23 Restoration detail: Cutfield and Gardeners Lagoon – Silt Areas  
Reason: to ensure that an appropriate landform is achieved as provided by the approved plan, and to ensure the proposed form of restoration is consistent with the landscape character of the area as provided for by Policy 13 (Reclamation Scheme) of the Hertfordshire Minerals Local Plan Review 2007.

Soil profile markers

34. Before any material is placed on any part of the site within 1 metre of the final levels, markers shall be set up in that area in positions specified by the Minerals Planning Authority, to show the final levels of fill material, overburden and soil respectively. 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 that an appropriate landform is achieved as provided by the approved plan, and to ensure the proposed form of restoration is consistent with the landscape character of the area as provided for by Policy 13 (Reclamation Scheme) of the Hertfordshire Minerals Local Plan Review 2007.

Composition of upper 1m soil profile

35. On completion of landfilling - in accordance with drawing P7 / 597 / 23 Restoration detail: Cut Field and Gardeners Field – Silt Areas - the final (top) 1m of soils shall be kept free from any material which may damage cultivation machinery or interfere with the subsequent forestry use. 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

Inert waste only

36. The only material to be disposed of at the site shall be inert consisting of excavation spoil, brick, concrete, and clean rubble. Any waste deposited at the site shall be free from timber, plastic, plaster, plasterboard, paper, empty containers, chemical contamination, or other material likely to cause pollution or affect the quality of final restoration. No trommel fines, residues or other waste material shall be accepted from waste transfer stations for storage or disposed at the site.  
Reason: to minimise the risk of pollution to land and water and to ensure the land is in a suitable state to be taken in to aftercare.

No waste recycling

37. No waste recycling operations are permitted at the application site in connection with the waste disposal operation unless expressly authorised by the Waste Planning Authority subject to formal application under the Town and Country Planning Act 1990.  
Reason: to limit the extent of operations at the site in the interest of amenity and protection of the Metropolitan Green Belt

Topsoil

38. No topsoil, subsoil or overburden whether imported or indigenous shall be removed from the site.  
Reason: to preserve soil resources and to ensure the land is in suitable condition to be accepted into aftercare.

Notice prior to soil placement

39. The Minerals Planning Authority shall be given a minimum of seven days notice of the intention to begin soil replacement and cultivation works.  
Reason: to allow the Mineral Planning Authority the opportunity to inspect the soil conditions and proposed working methods.

### Soil bunds

40. Soil builds which are to be stored for over 12 months shall be constructed with a slightly domed top and shall be seeded with an appropriate grass seed mixture unless otherwise agreed in writing with the Minerals Planning Authority. Weed control measures shall be carried out.  
Reason: to ensure that bunds are managed appropriately in the interests of visual amenity

### Noise

41. Noise levels from operations at the site shall not exceed 70dB LAeq (1 hour) as measured at the boundaries of the site. Noise levels measured at the nearest sensitive receptor shall not exceed 10dB above background noise (i.e. existing noise sources including road traffic and aircraft noise).  
Reason: in the interests of residential amenity.

### Noise: vehicle maintenance

42. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.  
Reason: in the interests of residential amenity.