

Time limit for implementation

1. The development hereby permitted shall be commenced within three years of the date of the date of this notice.
Reason: to comply with the terms of the Town and Country Planning Act.

Notice of commencement

2. The Mineral Operator shall give not less than 21 days written notice to the Mineral Planning Authority in advance of commencement of the development, including any of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015.
Reason: to ensure that the development commences in accordance with an agreed timescale and to ensure that all pre-commencement requirements are discharged prior to commencement.

Time limit for completion

3. The development hereby permitted shall be completed (not including aftercare) not later than 32 years of the commencement of development under Condition 2, to include all necessary restoration, soil placement, cultivation, seeding, and any other land management techniques that are required to restore the land in accordance with the approved restoration scheme. The quarry use be discontinued by this date and the land restored in accordance with the approved plans, plus any plant, waste and hardstanding areas, not including the access road and car park for use of the site as a Country Park.
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.

Accordance

4. The development hereby permitted shall be carried out in accordance with the plans and document submitted with the application and forming part of the permission:

<u>Reference</u>	<u>Description</u>	<u>Date</u>
<u>Plans</u>		
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
<u>Documents</u>		
Environmental Statement		Feb 2015
Transport Chapter Addendum		Aug 2016

Reason: to accord the permitted development and development plan policies, for monitoring and enforcement purposes, and for the purpose of section 96A of the Town and Country Planning Act 1990.

Plant and buildings

5. The maximum height of plant and buildings shall not exceed:

Processing plant

- 14m - Linatex sand washing tower
- 10m - Primary Screen House & Washing and Screening House

Concrete batching plant

- 14m - Cement Silos;
- 11m - Loading Head;
- 8m - Aggregate bins and freshwater tanks

PRE-COMMENCEMENT REQUIREMENTS

Section 106 - Deed of Variation

6. No mineral extraction shall take place until a Deed of Variation to the original s106 between the County Council, Welwyn Hatfield Borough Council, St. Albans District Council and the landowner has been formally sealed which shall provide for:
- The Establishment of Ellenbrook Park;
 - The Establishment of Ellenbrook Park Trust;
 - Financial provision for future management/maintenance of the Park

Reason: Ellenbrook Park is an essential part of the existing agreement to be carried forward. The original agreement must be varied prior to the granting of planning permission for mineral workings.

Site establishment works

7. No development authorised by this permission shall take place until full details of additional bunding and landscaping in the following locations has been submitted to and agreed in writing by the Mineral Planning Authority:

- (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.

Reason: in the interests of appropriate landscaping of the site and to protect existing 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.

Aggregate processing site

8. Prior to the commencement of development, a detailed cross section drawing showing the plant site area within the Aggregate Processing Plant Area shown on drawing HQ 3/3 Plant Site (Masterplan) Nov 2015 shall be submitted to and agreed 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.

Reason: to minimise the environmental impact of the development and in the interests of the openness of the Green Belt in accordance with NPPF (paragraph 79).

Phasing

9. Prior to the commencement of development in each Phase, a detailed working plan shall be submitted to show:
- (a) the extent of the extraction area
 - (b) the location of screen bunds
 - (c) the location of soil stockpiles
 - (d) identification of top soil and sub soil storage areas
 - (e) description and illustration of measures for noise and dust mitigation
 - (f) the location of haul roads

The mineral extraction in each Phase shall take place in accordance with the plans submitted with the application listed in Condition 4 unless otherwise agreed under the terms of this condition.

The detailed works shall be carried out immediately following quarrying sand and minerals in each Phase in accordance with the programme agreed with the County Council.

Reason: to ensure the extraction is carried out on a phased basis as required by Minerals Policy 12 (Landscape) and 13 (Reclamation) and in the interests of visual and public amenity.

Construction Management Plan

10. 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 agreed 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 agreed in full for the duration of the development in each Phase.

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

Detailed drawings

11. Prior to the commencement of the development hereby permitted a detailed access drawing based on in principle drawing 402.01009.00064.14.H002 Revision R0 shall be submitted to and approved in writing by the local planning authority.

Reason: in the interests of highway safety

New Access Junction

12. The development hereby permitted shall not be occupied until the site access, as shown in drawing (402.01009.00064.14.H002 R4) has been designed in detail and constructed in accordance with the detailed scheme to be agreed in writing with the Mineral Planning Authority.

Reason: To ensure that the impact of the traffic associated with the construction and use of the development on the free and safe flow of traffic is minimised.

Provision of Visibility Splays – Dimensioned in Condition

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

Reason: In the interests of highway safety.

HGV Routing

14. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a HGV Routing Plan shall be submitted to and approved in writing with the Mineral Planning Authority. The HGV Routing Plan shall:
- specify on exiting the site HGV's shall travel eastbound towards Comet Way (A1001);
 - specify methods to enforce non-compliance;
 - include a sample agreement with waste contractors

The HGV routing plan shall be agreed in writing by the Mineral Planning Authority prior to the export of minerals from the site. The Mineral Operator and waste contractors shall comply with the HGV Routing Plan for the duration of operations in each Phase and for the lifetime of the development.

Reason: In the interests of maintaining highway safety and public amenity.

HGV Management Scheme

15. Prior to the commencement of development, including the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, the Mineral Operator shall submit details of an HGV Management Scheme setting out the day-to-day management of HGVs to and from the site, including:
- the scheduling of HGV movements throughout the day, comprising a booking system;
 - methods utilised to manage multiple HGV's arriving at the site;
 - management of the haul road;
 - operation of wheel cleaning equipment

The HGV Management Scheme shall be agreed in writing by the Mineral Planning Authority prior to the commencement of development, including any of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015.

The HGV management scheme shall be maintained and operated for each Phase of the development and for the lifetime of the development.

Reason: In the interests of maintaining highway efficiency and safety.

Controlled Access

16. Access to the site shall be controlled. Prior to the commencement of development, including the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, the Mineral Operator shall submit details 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 Mineral Operator shall keep accurate records of each HGV entering the site to deposit waste, to include: the waste carrier licence; the type of waste; the origin of the waste, vehicle weight; registration of the vehicle, and company name, for each Phase for the lifetime of the development.

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

Construction Traffic Management and Routing / Exceptional Wear and Tear

17. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a construction management and routing plan shall be submitted to and approved in writing with the Mineral Planning Authority. The plan shall provide measures to address abnormal wear and tear to the highway surface for the lifetime of the development, and proposals to control and manage construction traffic to ensure that only the construction traffic access route is used, and no other local roads.

Reason: in the interests of maintaining highway efficiency and safety.

Wheel Cleaning Facilities – Temporary for Construction Vehicles

18. The Mineral Operator shall take steps to prevent mud and debris from being deposited onto the public highway. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 201, and subsequently prior to the commencement of mineral extraction in each Phase of the development, wheel washing facilities shall be provided and maintained in usable condition. All HGVs exiting the site shall have their wheels and chassis thoroughly cleaned before entering the public highway.

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

Provision of Parking and Servicing Areas – Not Shown on Plan but Achievable

19. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, 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

Public Right of Ways – Detailed Plans

20. Prior to the commencement of the development hereby permitted, detailed plans and cross section drawings showing the detailed design and construction of works to public rights of way shall be submitted to and approved in writing by the Mineral Planning Authority. The details plans shall indicate:
- i. proposals for improvements to the width and surface of the footway between nos. 403 and 616 St Albans Road West;
 - ii. upgrading / hard surfacing for the new public bridleways, as per HCC Rights of Way Good Practice Guide Surfacing Specifications;
 - iii. 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 works in each Phase of the development shall be carried out as part of the restoration of the site.

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

Archaeology

21. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, an Archaeological Written Scheme of Investigation shall be submitted to and approved 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.

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

22. 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.

Dust Suppression scheme

23. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, the Mineral Operator shall submit a dust suppression scheme to demonstrate how dust will be controlled at source for the duration of the development in each Phase, measures to reduce dust emissions and apply appropriate mitigation measures, including:
- the use of water bowsers for dust suppression on haul roads and stockpiles,
 - installation of air quality monitoring equipment in locations to be agreed with the Mineral Planning Authority;
 - monitoring of dust levels during operations by a suitably qualified expert in air quality monitoring;
 - action plan for managing dust; including
 - provision to cease 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 of airborne particles in the interests of human health and to minimise potential nuisance to nearby residential properties as a result of operations on site to comply with Policy 70 of the St. Albans District Local Plan Review 1994.

Advance Landscaping and planting scheme

24. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a detailed landscaping scheme for advance planting and screening of the perimeter of the site shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall include:
- a) provision of advanced permanent woodland planting to south of plant area;
 - 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 practice;
 - c) details of the positions, species and sizes of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection throughout the operations;
 - d) hard landscaping, 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;
 - e) details and position of secure fencing to prevent public access to active working areas;
 - f) the programme of implementation of the scheme

The approved scheme shall be completed in full within the first available planting season.

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

Ecology

25. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a written Biodiversity and Habitat Management Plan shall be prepared and submitted to the Mineral Planning Authority, detailing how biodiversity enhancements are to be provided as part of the development, including proposals for management and maintenance of biodiversity objectives, and long term management responsibilities.

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

26. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, the necessary licences required under the Wildlife Acts and Habitats Directive shall be obtained.

Reason: to ensure that any works having the potential to affect protected species are carried out under the appropriate licence to maintain the favourable conservation status of the species.

27. Prior to the commencement of the 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 at the appropriate time of the year.

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.

28. 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.

Biodiversity enhancements

29. Biodiversity enhancements shall be incorporated into the scheme from the outset and subsequently as part of each subsequent Phase of restoration.

Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, proposals for biodiversity enhancements shall be submitted to and approved in writing by the Mineral Planning Authority to provide for bat and bird boxes, including for Barn owls, on the periphery of the site. The design, location, number and density of bat and bird boxes shall meet best practice, with the advice of a qualified ecologist. The bat and bird boxes shall be erected in accordance with the approved details for each Phase.

Reason: to maintain the favourable conservation status of protected species and provide net gains for biodiversity consistent with NPPF (paragraph 109).

Groundwater Management Plan

30. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, a Groundwater Management Plan shall be submitted and approved by the Mineral Planning Authority. The Groundwater Management Plan shall include:

- i. details of construction and water management during construction of the two infiltration lagoons.
- ii. clarification of the restored site discharge point for the back-drain for the Upper Mineral Horizon.
- iii. a long-term groundwater monitoring plan to continue during and post the operational phase. The plan should include monitoring and reporting programs, location of monitoring points including additional monitoring boreholes particularly in the vicinity of the infiltration lagoons, analytical suites, limits of detection and groundwater level monitoring. Details of contingency actions in the event of impact shall also be included.

The two infiltration lagoons and back drain shall be constructed in accordance with the approved Groundwater Management Plan prior to the commencement of mineral extraction.

Groundwater monitoring shall be conducted by the Mineral Operator in accordance with the long-term groundwater monitoring plan for the lifetime of the development.

Reason: to protect controlled waters throughout the mineral extraction phasing; to ensure there is no deleterious impact to groundwater quality; in accordance with Policy 16 (Soil, Air and Water) of the Hertfordshire Waste Core Strategy 2012 to prevent development that would have an unacceptable risk or adversely affect water pollution; to minimise the risks associated with increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site, in accordance with paragraph 143 of the NPPF and

Access strategy

31. Prior to the commencement of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015, 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 non-worked and restored areas of the site for 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.

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

32. Prior to the commencement of the development the mineral operator shall undertake a minimum of 6 months continuous air quality monitoring in the vicinity of the site access to measure existing air quality conditions. The air quality monitoring equipment shall be retained in situ and in operational condition for a minimum of 12 months upon commencement of export and sand and gravel from the site. The air quality monitoring equipment shall measure air quality on a daily basis and have the capacity to store data for a

minimum three months. The associated software must be capable of presenting the results in a weekly and monthly format. The information gathered over each three month period shall be submitted to the Environmental Health Unit of Welwyn Hatfield Borough Council.

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.

OPERATIONAL RESTRICTIONS

Hours of operation

33. The hours of operation of the site, where mineral extraction 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 agreed 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

34. 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 agreed 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, *and*
- operation of the concrete batching plant, *and*
- waste importation.

The Mineral Operator shall keep written records of all HGVs entering and exiting the site for the lifetime of the development. The written records shall be made available upon request for inspection by the Mineral Planning Authority.

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

Single access point

35. All HGVs associated with the development shall enter and exit the site via the A1057 St Albans Road West access as shown on in principle 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

Vehicle routing

36. The junction design shall include measures so that all HGVs exit the junction with Hatfield Road (A1057) left only (eastbound) and are routed to Comet Way (A1001). The junction design shall be implemented in accordance with the approved plans. The left only arrangement shall be maintained for the lifetime of the development.

Reason: in the interests of highway safety and amenity.

Mud on highway

37. 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.

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

Working outside the extraction area

38. No mineral extraction is permitted outside of the maximum extent of the mineral extraction area shown on drawing HQ 3/6 - Initial Site Preparation - December 2015. No mineral extraction shall take place from the land identified Aggregate Processing Plant on drawing on drawing HQ 3/3 - Plant Site (Masterplan) - November 2015, other than as a by-product from construction of the lagoons.

Reason: to minimise the environmental impacts of mineral working.

Excavation method

39. The winning and working of the mineral deposit shall be achieved using the method described in the application using an excavator. No suction dredging is permitted unless an environmental impact statement and method of working statement have been submitted which clearly demonstrate that the environmental impacts associated with suction dredging are acceptable, and not until the written approval for this method of working has been given by the Mineral Planning Authority.

Reason: to minimise the environmental impacts of mineral extraction.

Inert waste only

40. Only inert waste comprising excavation material shall be deposited /disposed of at the site. Inert waste specifically excludes any material that has been through a screening process, such as at a waste transfer station, including trommel fines, residues or other waste material. Any waste deposited/disclosed of at the site shall be free from any timber, plastic, plaster, plasterboard, paper, empty containers, chemical contamination, or other material likely to cause pollution or affect the quality of final restoration.

Reason: to minimise the risk of pollution to land and water and to ensure the land is in a suitable state to be accepted in to aftercare.

Waste volumes

41. Not more than 2 Million cubic metres of inert waste shall be imported to and disposed of the site.

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

Weighbridge records

42. The mineral operator shall keep accurate weighbridge records of the volume of waste material imported to the site. The weighbridge shall be maintained in a working condition through the lifetime of the development. All HGVs entering the site must be weighed on before entering the site and weighed off before exiting the site. The Mineral Operator shall keep separate records of waste imported to the site for each day for each Phase of the development.

Reason: to ensure the development is carried out in accordance with the approved plans.

Waste storage, sorting and processing

43. No storage, sorting or processing of waste is permitted at the site.

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

Storage bunds and stockpiles

44. The maximum heights of storage bunds and stockpiles shall be limited to:
- 3m - top soil
 - 4m - sub soil

- 5m - minerals

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

Noise

45. The maximum noise levels generated by the operations at the site shall not exceed 55dB LAeq (1 hour) measured at the boundaries of the site. During temporary operations, including soil stripping, bund construction, and soil placement, noise levels measured at the boundary of the site shall not exceed 70dB LAeq (1 hour). At all other times noise shall not exceed 10dB LAeq (1 hour) above the background levels measured at the nearest sensitive receptor.

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 - vehicle maintenance

46. 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.

Groundwater protection

47. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: to prevent contamination of groundwater.

Groundwater monitoring

48. Real-time monitoring of groundwater levels in boreholes adjoining the mineral workings shall be undertaken at all times. No dewatering of the mineral workings shall take place if the groundwater levels are within 0.5m of surface levels of the adjoining land. De-watering shall only take place where it can be demonstrated that it would not increase the risks of groundwater flooding to areas adjoining the site, and where it has been agreed in writing by the Mineral Planning Authority.

Reason: to minimise the risks associated with groundwater flooding.

Discharge of groundwater to surface water

49. 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 agreed in writing by the Mineral Planning Authority.

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

50. 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 agreed by the Mineral Planning Authority under the periodic view process, for the lifetime of the development.

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

Water resources and groundwater protection

51. 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

Storage of liquid fuel, oil or chemicals

52. 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.

53. 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

Chalk Aquifer protection

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

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

Landscaping scheme for restoration

55. Within 12 months of the commencement of the Initial Site Preparation works shown on drawing HQ 3/6, a detailed landscaping scheme shall be submitted for approval; to include: a written statement and detailed illustrations for each phase of the mineral workings, illustrated as Phases A-G on the approved plans, to include the following information:
- a) The provision of woodland planting within the site in accordance with Landscape Management Document principles 20-30%;
 - b) the maintenance and defects liability period should be minimum 5 years;
 - c) details of removal / retention of tree planted mounds / buffer planting;
 - d) details of footpaths design to conserve and enhance the rural character and visual amenity;
 - e) clear strategy for the siting and design of interpretation boards;
 - f) siting and design of car park;
 - g) provision of security fencing;
 - h) details of the treatment of Nast Culvert;
 - i) timescales for implementation

The scheme requires the approval of the Mineral Planning Authority within 24 months of commencement of mineral extraction. 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.

Landscape Management Plan

56. No development shall take place until 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 agreed 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).

Minimum working distances to boundaries

57. A minimum distance of 10m shall be maintained between the 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.

Hedgerows

58. All hedgerows removed as a result of the development shall be compensated for within the site through:

- advance screen planting, *and*
- boundary hedge and tree planting, *and*
- final restoration of the site

All new hedgerows shall:

- maximise the opportunities to create wildlife corridors;
- use appropriate native species and planting density;
- establish and define a pattern of enclosures within the site; and
- provide links to existing hedgerows and woodland adjoining the site.

All new hedgerows shall be planted in each Phase in accordance with the landscaping scheme approved under Condition 55.

Reason: to ensure appropriate compensation and enhancement of habitats; to contribute to the establishment of coherent ecological networks which are more resilient to current and future pressures, and thereby halting the overall decline in biodiversity, in accordance with the NPPF (paragraph 109)

RESTORATION

Phased restoration scheme

59. Within 6 months of completion 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
 - levels of level 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

60. In each Phase, prior to infilling within 1m of the finish levels provided for in plans submitted in accordance with Condition 59, marker levels shall be erected to show the final fill levels, sub soil and top soil levels.

Reason: to ensure the restoration levels are suitable for the proposed restoration.

Restoration Programme & Monitoring

61. Within 12 months of the commencement of mineral extraction in each Phase, the Mineral Operator shall submit a Restoration Programme to include 6 monthly meetings with the Mineral Planning Authority to discuss:

- progress with restoration in each Phase;
- progress with mineral extraction for the preceding 6 months;
- 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 with the Ellenbrook Park Trust

The 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 programme of monitoring at the beginning of each calendar year and provide the Mineral Operator with a written report following 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;

Soil stripping

62. No soil stripping shall take place between 01 March and 31 August in any calendar year without the written approval of the Mineral Planning Authority. Any request to removal soils or vegetation during these times shall be accompanied by a full method statement.

Reason: to protect the condition of soils.

Soil handling

63. No indigenous soils (topsoil and subsoil) shall be removed from site or disposed of as waste at the site.

Reason: to retain and manage soil resources efficiently within the site that are an essential part of the satisfactory restoration of the site; to ensure the land is provided in an acceptable condition for acceptance into Aftercare.

Overburden handling - method statement

64. 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, state the maximum duration for bunds and stockpiles to remain in place, 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.

Notice prior to soil placement

65. 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

Pre-settlement Levels

66. On completion of all infilling the pre-settlement 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

Soil profile markers

67. 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

68. On 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.

Aftercare

69. An aftercare scheme requiring such steps as may be necessary to bring the land to the required standard suitable for the proposed conservation afteruses 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 standards required for the proposed conservation 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 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

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

Public Right of Ways – Unobstructed

71. 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.

Air quality monitoring scheme – operational phase

72. 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 a minimum number of air quality monitoring equipment adjacent to the site boundary, with an illustration of their location(s) on a plan;
 - details of the type, make, model, specification and associated software;
 - the capacity to gather data on a daily basis and to present the results in the form of a written report with graphs to show fluctuations in air quality on a weekly and/or monthly basis as may be required.

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 air quality monitoring equipment shall measure air quality on a daily basis and have the capacity to store data for a minimum 3 months. The associated software must be capable of presenting the results in a weekly or monthly format as necessary.

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

Highway informative(s)

S278 Agreement

- Any works within the highway boundary (including the proposed site access and removal of existing vegetation on highway land) will need to be secured and approved via a s278 Agreement with the HCC.
- A S278 Agreement will be required for improved pedestrian facilities along Hatfield Road (A1057) and for improved pedestrian links between the site and Alban Way.

S106 Agreement

- A s106 Agreement will be required to secure a Condition Survey prior to commencement of the use, in order to assess the condition of the highway within the vicinity of the site before the construction of the development and an updated version will be required at the completion stage. Where the development as a result of construction is likely to increase road degradation a highway bond of £30,000 should be secured via a Section 106 agreement prior to commencement on site.
- HCC will seek contributions via a S106 for improvements to both the Hatfield Road / Ellenbrook junction and the Hatfield Road / Comet Way junction. Contributions will be sought for an amount to be determined, based on Hertfordshire County Councils Planning Obligations Guidance Toolkit. The toolkit specifies that non-residential charges will be calculated at a rate of £1000 per one peak hour two-way trip. Based on 46 PCU's per peak hour, this equates to £46,000 towards the Hatfield Road / Ellenbrook junction and £46,000 towards the Hatfield Road / Comet Way junction. The financial contributions will need to be secured through a legal S106 agreement, with exact triggers for payment to be agreed between the parties.