

Application Ref: NP/12/0601

Case Officer Hugh Towns
Applicant Thomas Scourfield and Sons
Agent Mr Graham Jenkins
Proposal Review of Mineral Planning for Carew Quarry, Carew Newton
Site Location Thomas Scourfield and Sons, Carew Quarry, Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR
Grid Ref SN04800427
Date Valid 13-Dec-2012 **Target Date** 06-Feb-2013

This application is being reported to the Development Management Committee as the application is classed as major development.

Consultee Response

Carew Community Council: no adverse comments or objections

PCC Transportation and Environment: conditional permission

PCC Public Protection: No comments to make.

Natural Resources Wales: request conditions in relation to water management and the protection of peregrine falcon nesting.

Dyfed Archaeological Trust: no further action is required to protect the historic environment

PCNPA Access Manager: this is an opportunity to re-align the adjacent footpath away from the edge of the quarry.

Planning Ecologist: conditional permission

Public Response

Four site notices were posted, 17 neighbour notification letters sent and the application was publicised in the press in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2012. No public response was received as a result

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 21 - Minerals Safeguarding
LDP Policy 22 - Buffer Zones
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 53 - Impacts on traffic
PPW10
SPG10 - Safeguarding Mineral Zones
SPG16 - Regionally Important Geodiversity Sites
TAN 05 - Nature Conservation and Planning
TAN 11 - Noise

Constraints

Special Area of Conservation - within 500m
Contaminated Land
LDP Mineral Safeguard
LDP Quarry Buffer
Biodiversity Issue
Historic Landscape
Rights of Way Inland - within 50m
Regionally Important Geological Sites
ROW Coast Path - within 10m
Potential for surface water flooding

Officer's Appraisal

Background and History

Carew Quarry is an operational limestone quarry located approximately 250m south east of Carew Newton, 700m to the south west of Whitehill, 800m northwest of Sageston and 350m north of Carew Castle.

Schedule 14 of the Environment Act 1995 places a statutory duty on the National Park Authority to cause Periodic Reviews to be carried out of 'mineral permissions' relating to a 'mining site' every 15 years. Such periodic reviews are commonly referred to as ROMP's although it is not the permissions that are subject to review but the conditions attached to them. The purpose of Periodic Reviews is to ensure that the conditions attached to mineral permissions do not become outdated with the passage of time.

A 'mineral permission' is specifically defined as a permission, other than a planning permission granted by the Town & Country Planning (General Permitted Development) Order 1995 (GPDO). The planning history of the site is as follows:

- NP/10/0482 - Non-compliance with Condition 31 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved 29 March 2011
- NP/10/0481 - Non-compliance with Condition 30 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved 29 March 2011
- NP/04/0469 - Variation of Condition 6 & 31 of NP/319/97 and Condition 2 of NP/01/557 to allow extended hours for lorry loading and sales and the import of material for concrete batching plant – approved (until 30 September 2012) 12 February 2010
- NP/04/0017 – Weighbridge Office – approved 17 March 2004
- NP/03/0348 – Car Park for Quarry Employees – approved 3 July 2003
- NP/03/0156 - Non-compliance with Condition 31 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved (2 years) 22 September 2003
- NP/03/0155 - Non-compliance with Condition 30 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved (2 years) 22 September 2003
- NP/01/0557 - Non-compliance with Condition 31 of NP/319/97 (to allow import of 3,800 tonnes of cement and pumice per calendar year) – approved 18 March 2002
- NP/01/0556 - CLOPUD for Importation of Raw Material for use in the Concrete Batching Plant – refused 31 January 2002
- NP/00/0449 - Non-compliance with Condition 31 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved (2 years) 20 March 2001
- NP/00/0448 - Non-compliance with Condition 30 of NP/319/97 to allow the import of inert waste for treatment and processing as a recycling operation – approved (2 years) 20 March 2001
- NP/97/0319 - Regularise & Consolidate existing and previous planning permissions – approved 17 December 1997

The Periodic Review for Carew Quarry was due to be submitted by 17 December 2012 as the principal permission is dated 17 December 1997. The application was received on 13 December 2012 and was registered accordingly as it met the requirements specifically set out in Schedule 14 of the Environment Act 1995.

Periodic Review applications cannot be refused. They can only be granted in accordance with the list of conditions required to be submitted by the applicant or granted subject to conditions different from those submitted by the applicant. If the National Park Authority determines conditions different to those submitted by the applicant there is a liability for compensation to be payable by the Authority if any of the conditions impose a restriction on working rights. Paragraph 13 of Schedule 14 of the Environment Act 1995 sets out what is considered to be a restriction of working rights. That being, if any of the following is restricted or reduced

- The size of the area which may be used for the winning of working of

- minerals or the depositing of mineral waste
- The depth to which any operations for the winning and working of minerals may extend
 - The height of any deposit of mineral waste
 - The rate at which any particular mineral may be extracted
 - The rate at which any particular mineral may be deposited
 - The period within which any winning and working of minerals or the depositing of mineral waste is to cease
 - The total quantity of minerals which may be extracted from the site or mineral waste which may be deposited on the site.

It is the Welsh Governments view that conditions, other than restoration and aftercare conditions, which would restrict working rights should not be imposed in Periodic Reviews except in exceptional circumstances.

Planning guidance also states that conditions imposed on any grant of planning permission should not be imposed which duplicate the effect of other controls as duplication of those controls would not meet the test of necessity.

Any conditions imposed do not take effect until the application has been finally determined i.e. all proceedings on the application, including appeals and High Court actions have been determined and the time period for any further appeal has expired (minimum 6 months).

In this case, due to the potential of the development of the quarry to impact on the Pembrokeshire Marine SAC and the Pembrokeshire Bat Sites and Bosherton Lakes SAC, the application cannot be approved if it is likely to have a significant effect on the protected sites. The significant delay in processing the application has resulted from the identification, submission and assessment of additional information required in order to successfully carry out the Habitats Regulations Assessment under the provisions of Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Current Proposal

The application is for the Periodic Review of the planning conditions attached to the 'mineral permissions' at the site. The specific 'mineral permission' under review in this case is

NP/97/0319 - Regularise & consolidate existing and previous planning permissions – approved 17 December 1997

The application contains a quarry development scheme which shows the development of the quarry in 4 phases. Phase 1 (up to Year 5) of the quarry development plan shows the development of quarry faces in the south eastern area of the void, together with the extraction of rock from a historic quarry tip in that area. Phase 2 (up to Year 15) shows development of the faces eastwards towards the site boundary. The 3rd and 4th phases (up to Year 25) show the removal of the rock

located beneath the current concrete blockworks and the deepening of the quarry floor from its current level of approx. -16m AOD to -30m AOD.

The remaining reserve was approximately 3.7 million tonnes in 2012, and due to the reduction in demand over the last 7 years the reserve has not reduced significantly. Although the quarry does not have an output restriction the applicant has assumed an annual output of 150,000 tonnes for the purposes of the assessment. At this rate of output the life of the quarry would be approximately 25 years but rates of output have been less than 50% of this figure since 2014. The applicants have requested an end date of the permission of 28th February 2042 (extended from 2035) to reflect the downturn in demand.

Hours of operation are currently restricted to between 0730 and 1730 hours Monday to Friday and between 0730 to 1600 hours on Saturdays (plant maintenance and servicing is permitted up to 9pm) with no working on Sundays or Public Holidays. Lorry loading is currently restricted to between 0700 to 1900 hours on Monday to Friday and between 0730 to 1600 hours on Saturday. High level working on the periphery of the quarry and rock drilling is limited to between 0900 and 1700 Monday to Friday and 0900 to 1200 hours on Saturdays.

There are no output restrictions on the quarry (and the imposition of a limit would lead to compensation liability) but on the basis of an assumed annual output of 150,000 tonnes, 18 tonne loads and a 275 day working year, the average number of loaded HGV's leaving the site would equate to 30 loads per day (60 lorry movements). Temporary permissions have also been granted previously for the importation of up to 40,000 tonnes per annum of aggregate for use in the concrete blockworks and up to 5,000 tonnes per annum of cement/pumice and up to 10,000 tonnes of inert construction and demolition material. On the basis of the same assumptions in relation to loads and working days this would add some 11 additional loads per day (22 lorry movements).

The restoration strategy is reflective of the fact that the final quarry layout will create a deep void. It is anticipated that the water level will recover to approximately 10m AOD and the majority of the site will become a lake (a water depth of 40m). The limited marginal areas, rock exposures and quarry benches above the water level are proposed to be treated largely by natural recolonization but there are some woodland blocks and tree planting proposed in order to provide landscape and ecological linkages to existing established features outside the site. Planting would be subject to a 5 year aftercare management plan.

The application is supported by an Environmental Statement which considers Landscape and visual impact, ecology, hydrology and hydrogeology, noise, blast vibration, dust, traffic and cultural heritage impacts.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Hydrology and Hydrogeology

- Biodiversity Duty & Geodiversity
- Visual Amenity
- Landscape & Historic Environment Impacts
- Amenity – noise, dust, blast vibration, light pollution
- Impacts on Traffic

Principle of Development

The principle of development has already been established by the previous grants of planning permission and the initial review in 1997. This application provides an opportunity to ensure that the conditions attached to the previous grants of planning permission are updated to reflect modern standards. As stated earlier in this report the application cannot be refused and can only be approved subject to the conditions submitted by the applicant or subject to conditions different to those submitted by the applicant. Any restriction of working rights as a result of the imposition of different conditions than those submitted by the applicant would expose the Authority to a potential compensation liability.

Hydrology and Hydrogeology

The quarry lies within the surface catchment of the tidal Carew River and in particular the Mill Pond. The Mill Pond traps seawater by the use of sluices which mixes with freshwater flowing down the Carew River to create a brackish lake of about 7 hectares in area. The Mill Pond forms part of the Pembrokeshire Marine SAC and the Milford Haven Waterway SSSI. One of the SSSI features is the presence of the tentacle lagoon worm within the pond sediment.

The base of the quarry is currently a sump where water has collected to some depth. In order to control the level of water the quarry operators pump the water via a surface water drainage system from which it is piped to the Mill Pond. This activity is covered by a Discharge Consent issued by NRW which allows a maximum daily discharge of 10,000 m³ per day. The average daily flow is 4,250 m³ per day but due to the increased rate of surface water inflow to the quarry during wetter periods a higher limit is necessary. The quarry lies within the carboniferous Pembrokeshire Limestone Series and therefore water from the quarry void will also seep out through the limestone, as well as potentially seeping in from the Mill Pond.

A previous assessment associated with the discharge consent application to increase the discharge rate from the quarry up to its current daily limit demonstrated that the variation would not be harmful to the tentacle lagoon worm and would not adversely impact upon the integrity of the SAC. The assessment showed that the water quality in the Mill Pond was a function of the state of the tide, freshwater flows within the Carew River and the discharge from the quarry.

It concluded that excessive discharge from the quarry could lead to saline intrusion from the Mill Pond through the strata and result in adverse impacts on water quality. The salinity of the quarry sump pond therefore requires monitoring of chlorine levels in order to establish the level of saline intrusion.

Due to the potential of the proposed development to impact on an SAC, the Authority has undertaken a Habitats Regulations Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The assessment concludes that there will be no impact on the integrity of the SAC provided that conditions are imposed in relation to a Water Management Plan, ongoing bi-monthly water sampling in the sump, testing for chlorine and mitigation if the chlorine levels in the sump exceed certain trigger levels. The mitigation would reduce salinity levels and prevent reduction in water quality. NRW has agreed the assessment.

With the recommended safeguards in place the proposal is not considered to conflict with Policies 11 and 32 of the LDP. Conditions are proposed by the applicant accordingly to which minor variations are suggested by officers.

Biodiversity Duty and Geodiversity

Section 6 of the Environment (Wales) Act 2016 requires all public authorities to seek to maintain and enhance biodiversity in the exercise of their functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions (biodiversity and resilience of ecosystems duty).

The Pembrokeshire Marine SAC/Milford Haven Waterway SSSI lie approximately 220m to the south of the quarry and the Pembrokeshire Bat Sites and Bosherton Lakes SAC/Carew Castle SSSI lie a further 160m to the south.

The applicant has carried out an extended phase 1 habitat survey and desk study which has identified an abundance of semi-natural habitats or other features which could support protected and notable fauna – specifically bats and breeding birds.

The Phase 1 habitat survey identified that in the main the site comprises an operational quarry void with significant areas of bare rock, vertical faces, benches and processing equipment. Areas of standing water occur in the base of the quarry which result from groundwater and rainwater ingress. The periphery of the quarry comprises of small areas of retained scrub, plantation and secondary woodland. Small areas of calcareous grassland and taller ruderal grassland are developing along bunds and un-used ground. The survey concludes that there are no species of legally protected or notable flora occurring within or on the margins of the site.

The desk top study identified the presence of 9 species of bat within a 2km search area. Carew Castle, 380m to the south, is notified as an SAC/SSSI because of the presence of important transitory roosts. The quarry buildings were assessed as have low value for bats and no mature trees occur within the site which are considered to have the potential to support bat roosts. Some small cracks were observed in the quarry faces which may be suitable for bats. However, bats require undisturbed conditions to roost and the quarry faces are subject to noise, vibration, dust and movement of vehicles which make their use unlikely, especially as there are existing roost sites reasonably close by which are also better linked to foraging habitats.

Habitat is unsuitable to support otter, reptiles or amphibians. There was no sign of badger setts within 30m of the site boundary but there was some evidence of foraging within the peripheral areas. The site offers limited opportunities for breeding birds in the form of trees and hedgerows. Quarry faces have in the past been used by peregrine falcon even though quarrying operations were ongoing. NRW has requested a condition requiring peregrine falcon nesting locations and nesting periods to be recorded.

Continuation of quarrying will largely take place within the existing quarry footprint and therefore existing habitat will not be adversely affected. Any removal of vegetation will of course need to avoid the bird nesting season. The restoration of the quarry would retain, strengthen and extend scrub and woodland areas. Opportunities will arise to create ephemeral water bodies which may attract amphibians and provide feeding sources for bats.

As stated above, the Habitats Regulations Assessment undertaken under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 concludes that there will be no impact on the integrity of the SAC provided that conditions are imposed, which in addition to the water management controls indicated above, also relate to the control of floodlighting due to the potential impact on bats.

The proposal is not considered to have an adverse impact on biodiversity and wildlife. It therefore does not conflict with Policies 1, 8(g) and 11 of the LDP or the biodiversity and resilience of ecosystems duty as set out in the Environment (Wales) Act 2016.

The site is identified in the SPG for Regionally Important Geodiversity Sites in Pembrokeshire (RIGS 541) and Policy 10 of the Local Development Plan should apply. However, as explained above, the principle of development has already been established and therefore any impact on the RIGS site cannot be prevented without compensation. What can be achieved is consideration of the geological features that can safely be retained as part of the restoration of the site. An amendment to the applicants proposed condition requiring submission of a detailed restoration scheme in due course is therefore proposed, and although this differs from the applicants suggested condition it does not restrict working rights and is not considered to give rise to compensation liability.

Visual Amenity

The applicant has carried out a visual impact assessment and the results are included in the Environmental Statement. The baseline position is that the existing visual impact of the quarry is largely constrained by the physical landform and surrounding vegetation. Very few views of the quarry exist from the surrounding area and those that do exist are largely restricted to glimpses of the higher quarry faces. The one exception is the public footpath that skirts the eastern boundary of the quarry from which clear views of the quarrying operation are evident.

The proposed changes to the future development of the quarry are essentially internal, with face alignment changes and deepening. Therefore, no additional

physical landscape changes will occur from all viewpoints other than the public footpath. Therefore, despite the relatively high sensitivity of the surrounding area to visual change, the magnitude of change is only assessed as slight or negligible due to the limited viewpoints. The views from the public footpath will remain and will change over time but the magnitude of change is assessed as moderate. No significant effects on visual amenity are considered to occur and therefore there is no significant adverse impact on the natural beauty of the Park. The proposal therefore does not conflict with Policies 1, 15(a) and 30(d) of the LDP in visual terms.

Landscape & Historic Environment Impacts

One of the Welsh Governments specific objectives for the historic environment, set out in PPW10, is to protect areas on the register of historic landscapes in Wales and the planning system must take this into account.

The quarry is located within the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest. The registered landscape area is bisected into a number of historic landscape character areas, the quarry falling within West Williamston and Carew Newton. This historic landscape character area lies between the Cresswell and Carew rivers. It is described as a gently undulating agricultural area, mainly improved pasture, together with extensive remains of the limestone quarrying industry along the banks of the rivers.

The Landscape Character Map of Wales identifies Carew Quarry as being located within the Milford Haven National Landscape Character Area. The visual and sensory profile of the area is described as rolling lowland with few visual elements that detract from the scenic appeal.

The National Park has also carried out a Landscape Character Assessment and defined a number of Landscape Character Areas, the quarry being located within the Daugleddau LCA. This is described as a unique area of upper tidal estuary which is surrounded by a rolling woodland mosaic landscape of parkland, mixed woodland and fields.

Landscape impacts derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced. As the quarry is not clearly visible in the landscape from surrounding areas the overall landscape sensitivity is considered to be low and the magnitude of change in landscape character is considered to be negligible. The changes in the physical landscape are limited and the pattern and diversity of the landscape is largely unchanged. Therefore no significant landscape effects would occur. The proposal therefore does not conflict with Policies 8(c & d) and 15(d) of the LDP.

Amenity - Noise

Paragraph 85 of MTAN1 states, where aggregate extraction and related operations occur close to areas that are sensitive to noise, particularly residential areas, the noise impacts must be minimised to acceptable levels. In this case, Carew Newton House, approx. 170m north-west of the quarry, has been identified as being sensitive

to noise. There are other residential properties within the quarry buffer zone established under Policy 22 of the Local Development Plan but Carew Newton House has been identified as representative. Paragraph 87 of MTAN1 states that the aggregates industry should aim to keep noise emissions at a level that reflects the highest possible environmental standards, taking all reasonable steps to achieve quieter working while having regard to the principles of best available techniques not entailing excessive cost.

Paragraph 88 of MTAN1 states that noise limits should relate to the background noise levels subject to a maximum daytime (0700 to 1900 hours) limit of 55 dBLAeq (1 hour) (freefield) at noise sensitive properties where background noise levels exceed 45dBLA₉₀. Where background noise levels are less than 45dB, noise limits should be defined as background noise limits plus 10dB. Night time working (1900 to 0700 hours) limits should not exceed 42dBLAeq at noise sensitive properties.

The current conditions limit the generation of noise to 50dBLAeq (1 hour) during permitted working hours except for the creation of landscape/noise attenuation mounds or the removal of soils and superficial deposits where the limit is 53dBLAeq. The applicants have submitted a noise assessment which indicates that the background noise level at Carew Newton House is 41.8dB. Applying the background noise level plus 10dB as indicated in MTAN1 would result in a noise limit of 52dB but the applicants are content for the noise limit to remain as 50dB during normal working hours and 42dB outside these hours, and have proposed a condition accordingly.

The level of noise generated by the operations would therefore fall within acceptable limits and on that basis the proposals do not conflict with Policy 30(c) of the LDP.

Amenity - Dust

Dust is produced at mineral extraction sites during a range of activities; site preparation, soil movement, blasting, excavation, transportation and processing operations. The generation of dust can be minimised by good site management and the applicant has suggested a condition which would assist in minimising dust. However, it is considered more appropriate to include a condition requiring a dust management plan to be submitted for approval prior to working re-commencing at the site. Such a plan would consider management of dust in dry climatic conditions from working areas, stockpiles, haul roads and access points, managing dust from processing operations and from blasting operations. It would also need to contain monitoring arrangements in the event of problems being experienced at nearby property and a mechanism for review of the scheme where it is not achieving maximum protection. The requirement for a dust management plan which is regularly reviewed over time is considered to provide the necessary standard of protection.

Amenity – Blasting and Vibration

The existing conditions limit blasting to 8.5mm/sec peak particle velocity (ppv) in 95% of all blasts over a 6 month period with no individual blast exceeding a ppv of 12mm/sec at any vibration sensitive buildings. They also set an air overpressure limit

of 120dB (linear) at vibration sensitive buildings.

However, MTAN1 states that planning conditions should provide for a ppv not exceeding 6 mm/sec for 95% of blasts in a 6 month period with no individual blast exceeding a ppv of 10 mm/sec. It is considered that the MTAN1 limits should be imposed in this case as they represent current standards. The applicant has proposed a condition compliant with current standards.

The applicants do not propose a condition in relation to air overpressure. MTAN1 states that because air over pressure is transmitted through the atmosphere, meteorological conditions such as wind speed and direction, cloud cover and humidity will all affect the intensity of the impact. In view of this unpredictability, planning conditions to control air overpressure within specific limits are unlikely to be enforceable. What can be achieved is a requirement for blasting to be designed and implemented in order to limit air overpressure and a requirement to review the blast design if a specified air overpressure limit is exceeded. What can also be controlled are acceptable days and times for blasting and a scheme of vibration monitoring to ensure vibration limits are not being breached. It is considered that such conditions are necessary in this instance.

Amenity - Light Pollution

Policy 9 of the LDP states that proposals that are likely to result in a significant level of lighting should include a full lighting scheme and will be permitted where the lighting relates to its purpose and where there is no significant adverse effect on the character of the area, vehicle users, local residents and the visibility of the night sky.

Lighting can also affect wildlife, particularly protected species such as bats. The Habitats Regulations Assessment requires a condition to be imposed which would secure a lighting plan which defines all existing lighting and purpose of the lighting and the applicants suggest a condition accordingly. Compliance with this plan will thereafter control the impact of lighting.

With the condition imposed the proposal is not considered to conflict with Policy 9 of the LDP.

Transportation Impacts

The applicants state that vehicles are routed in a north westerly direction towards Whitehill and onto the A4045.

The applicant calculates that at an assumed quarry output of 150,000 tonnes per annum this would equate to an average of 30 HGV trips per day. Whilst there is no output limit and one cannot be imposed without the prospect of compensation being payable, it is accepted that 150,000 tonnes per annum is a reasonable threshold on which to base the calculations although it must be noted that output over the last 5 years has been less than 50% of that figure. The operator is also permitted to import up to 40,000 tonnes of aggregate, 5,000 tonnes of pumice/cement and up to 10,000 tonnes of recycled material per year for use in the concrete block making plant. This

would add some 11 loads per day.

It must be noted that, the volume of traffic along these roads is a situation that has been inherited as a result of historic grants of planning permission going back to 1947 and it is accepted that vehicular traffic nowadays is very different to what would have been the norm in 1947.

Whilst accepting that the road system is not ideal in order to cater for the heavy vehicles generated from the quarry there is no element of control that can be imposed without compensation for restriction of output being payable. The output of the quarry is essentially controlled by natural variations in demand and over the last five years the level of demand has been considerably reduced. There are no indications that the level of demand will increase significantly in the foreseeable future.

The Head of Highways and Construction also has no objections to the proposal subject to a condition requiring markings and signs to be maintained at the quarry entrance. He has asked for a Section 106 Agreement whereby agreed commuted sums shall be paid to the highway authority for major maintenance of the unclassified road leading to the quarry. The developer does not accept this requirement as there is no proposed increase in traffic and therefore no additional impact on the road system which would justify a commuted sum being required.

Section 106 Agreements are a mechanism which can be used to make a development proposal acceptable in planning terms that would not otherwise be acceptable. The principle of development has already been established at Carew Quarry and it has therefore already been considered acceptable in planning terms without a Section 106 Agreement. In this case the Authority therefore does not consider that it could reasonably require a commuted sum for highway maintenance improvements as part of this application.

Other matters

A number of the applicants conditions included "tailpiece clauses" which essentially give the applicant flexibility to agree breaches of conditions with the Authority. These can give rise to legal challenge and are resisted accordingly. It is not considered that this change restricts working rights or gives rise to compensation implications.

Conclusion

As stated above, Periodic Review applications cannot be refused. They can only be granted in accordance with the list of conditions required to be submitted by the applicant or granted subject to conditions different from those submitted by the applicant. If the National Park Authority determines conditions different to those submitted by the applicant there is a liability for compensation to be payable by the Authority if any of the conditions impose a restriction on working rights.

Consideration is therefore limited to minimising the impact of the development on amenity and the environment and maximising the opportunities for enhancement of

the ecosystems and biodiversity of the National Park during site restoration.

However, in this case, for the reasons outlined above it is considered that the application cannot be granted subject to the conditions submitted by the applicant. Greater protection of amenity and the environment can be achieved by imposing conditions different to those submitted by the applicant without any restriction on working rights. Conditions are also required in order to comply with the Habitats Regulations. None of the recommended conditions are considered to give rise to compensation liability.

Recommendation

The application is recommended for **APPROVAL** subject to the conditions listed below.

1. The winning and working of minerals and the deposit of mineral waste shall cease by 28th February 2042; restoration (including the employee car parking area and the surface water drainage area) and the removal of plant and buildings shall be completed by 28th February 2043. For a period of 5 years from the date of completion of the restoration scheme the site shall be managed in accordance with the approved aftercare scheme. The planning permission shall expire following the completion of restoration and aftercare in accordance with the approved restoration and aftercare schemes.

Reason: Mineral working is a temporary operation which must be time limited under the provisions of Schedule 5 Part 1(1) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents and plans or as otherwise modified by any revisions or by other conditions, schemes or approvals by the Local Planning Authority:

Environmental Statement Volume 1 – December 2012.

Appendices Volume 2 – December 2012

Application Plans and Figures Volume 3 – December 2012

- Site Plan – CQ/1
- Existing Layout – CQ/2
- Phase 1 – CQ/3
- Phase 2 – CQ/4
- Phase 3 – CQ/5
- Phase 4 – CQ/6
- Proposed Restoration Strategy – CQL-1

Reason: In order to be clear on the approved scheme of development in the interests of protecting amenity and the special qualities of the National Park – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 30 (Amenity).

3. Until such time as operations at the quarry permanently cease or this permission is superseded, copies of this decision notice and any other

documents referred to in it shall be kept available at the site office (or in the operators head office where there is no site office) for inspection during permitted working hours. The existence and contents of these shall be made known to all operatives who are responsible for the matters referred to in the documents.

Reason: In order to be clear on the approved scheme of development in the interests of protecting amenity and the special qualities of the National Park – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 30 (Amenity).

4. Notwithstanding the provisions of Parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, replacing or re-enacting that Order) no fixed plant or machinery, buildings or structures other than any detailed in the application, shall be erected, extended, installed, rearranged or altered at the site .

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular. – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. Except in emergencies to maintain safe quarry working (which shall be notified to the National Park Authority as soon as practicable), or with the prior written approval of the National Park Authority:-
 - a) no excavation, backfilling or use of plant or machinery (including pre-planned servicing) associated with the extraction and processing of minerals, and no loading of lorries with aggregate shall be carried out except between the hours of 0730 and 1730 hours on Mondays to Fridays, and 0730 and 1600 hours on Saturdays
 - b) no loading of lorries with concrete blocks shall take place on the site except between the hours of 0700 and 1900 hours on Mondays to Fridays, and 0730 and 1600 hours on Saturdays
 - c) no servicing, or maintenance and testing of plant shall be carried out between the hours of 2100 and 0700 hours Monday to Saturday.
 - d) no operations on the periphery of the site or at high levels, or in unscreened locations, such as the formation, removal or alteration of spoil tips, baffle mounds, screening and storage embankments, formation or maintenance of drainage works, and the stripping and replacement of soils shall be carried out except between 0900 hours and 1700 hours Monday to Friday and 0900 hours and 1200 hours on Saturdays
 - e) no operations, other than environmental monitoring and water pumping

at the site shall take place on Sundays or Public Holidays.

Reason: In the interests of conserving the amenity of the area and of local residents – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

6. No HGV's (more than 7.5 tonnes gross weight) shall enter or leave the site except between 0700 and 1800 hours Mondays to Fridays, and 0730 to 1600 hours on Saturdays and not at all on Sundays or Public Holidays

Reason: In the interests of conserving the amenity of the area and of local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

7. For the duration of this permission, the operator shall maintain records of the monthly output of all the products leaving the site and shall make the records available to the National Park Authority at any time upon request.

Reason: In order that the National Park Authority can monitor the output of the site – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 30 (Amenity) and 53 (Impacts on Traffic)

8. No materials shall be imported into the site for sale or processing in any 12 month period other than

- a) a maximum of 40,000 tonnes of aggregate or 50% of the aggregate used in the manufacture of concrete products, whichever is the greater, and
- b) a maximum of 5,000 tonnes of cement/pumice, and
- c) a maximum of 10,000 tonnes of inert construction and demolition material.

The operator shall maintain monthly records of the amount of material imported into the site and shall make the records available to the National Park Authority upon request.

Reason: In the interests of public and highway safety and to conserve the amenity of the area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 30 (Amenity) and 53 (Impacts on Traffic)

9. The line markings, signage and junction visibility improvements within the operator's highway frontage shall be maintained during the period of operation of the quarry.

Reason: to ensure suitable access to serve the development without detriment to the highway network - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 53 (Impacts on Traffic)

10. No loaded HGV's shall leave the site unsheeted except those only carrying stone in excess of 500mm

Reason: In the interests of public and highway safety and to conserve the amenity of the area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 53 (Impacts on Traffic)

11. Within 9 months of the date of the decision notice a scheme and programme of measures for the suppression of dust, shall be submitted for the written

approval of the Local Planning Authority. The scheme shall include inter alia:

- a) The suppression of dust caused by the moving and storage of soil and overburden, stone and other materials within the site
- b) The fitting of drilling rigs with efficient dust control measures
- c) Dust suppression on haul roads and access roads, including speed limits
- d) Provision for monitoring and review of the scheme

Such scheme shall be implemented as approved and complied with at all times.

Reason: In the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

12. There shall be :-

- a) no blasting at the site except between 0900 and 1600 hours on Mondays to Fridays inclusive
- b) no drilling or secondary breaking of stone except between 0800 and 1700 hours Mondays to Fridays and 0800 to 1200 hours on Saturdays
- c) no blasting on Saturdays, Sundays, Public Holidays or National Holidays

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

13. Blasting shall be undertaken in such a manner as to ensure that ground vibrations, measured as the maximum of three mutually perpendicular directions taken at the ground surface, does not exceed a peak particle velocity (ppv) of 6 mm per second in 95% of all blasts measured over any continuous six month period and no single blast shall exceed a ppv of 10 mm per second. The measurement is to be taken at or near the foundations of any vibration sensitive building not owned by the quarry owner or operator.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

14. No secondary blasting shall be carried out..

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

15. Blast monitoring shall be undertaken in accordance with the scheme approved by the National Park Authority on 24 June 1998

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 30 (Amenity)

16. All individual blasts shall be designed, managed and implemented to minimise the extent of air overpressure resulting from blasts. If air overpressure exceeds 120dB at any nearby residential property not owned by the applicant the National Park Authority shall be informed within 7 days and the design, management and implementation of the blasts must be reviewed and revised in accordance with the findings of such review prior to any further blasting being undertaken at the site.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

17. Between the hours of 0730 and 1730 Monday to Friday and between 0730 and 1600 hours on Saturdays, the noise level attributable to operations at the site, measured at any noise sensitive property not owned by the quarry owner or operator, shall not exceed 50 dB LAeq (1 hour) (free field) other than for activities covered by Condition 18 below. Outside these hours the noise level attributable to operations at the site shall not exceed 42 dB LAeq (1 hour) (free field). 'Noise sensitive property' means occupied residential property or public buildings.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

18. The noise level attributable to operations on the periphery of the site or at high levels, or in unscreened locations, such as the formation, removal or alteration of spoil tips, baffle mounds, screening and storage embankments at the site, measured at any noise sensitive property not owned by the quarry owner or operator, shall not exceed 53 dB LAeq (1 hour) (free field). These noise limits shall only apply for a maximum of 8 weeks in any calendar year.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

19. All vehicles, plant and machinery operated within the site shall, at all times, be fitted with silencers in accordance with the manufacturers' recommendations and be so operated to minimise noise emissions. Save for the purpose of maintenance, no machinery shall be operated with the covers open or removed.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

20. The best practical means shall be used to minimise noise from reversing warning devices which are fitted to mobile plant and vehicles on site. This

may include the fitting of 'smart' alarms to vehicles.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

21. No alteration to, or removal of baffle mounds, acoustic fencing or other existing or future noise barriers at the site shall be carried out..

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

22. Noise monitoring shall be undertaken in accordance with the scheme approved by the National Park Authority on 24 June 1998.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular –
Pembrokeshire Coast National Park Local Development Plan (adopted 2010)
Policy 30 (Amenity)

23. Within seven months of the date of the decision notice water quality samples shall be taken from the quarry sump and this shall be repeated every second month thereafter. Every sample must be analysed for chloride and the results of the sampling shall be submitted to the Local Planning Authority within 2 weeks of taking the samples.

Reason: to ensure that the ingress of sea water into the quarry is managed and mitigated in the interests of conserving the important local water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 11 (Protection of Biodiversity)

24. Should the results of the sampling required in Condition 23 above show a rising trend in chloride levels defined as an increase in chloride concentration of 50% of the previous sample then the developer shall within 1 month from the receipt of such results submit appropriate practical mitigation measures for the written approval of the Local Planning Authority. The approved practical mitigation measures shall be implemented within 1 month of such approval or as may be further agreed in writing by the Local Planning Authority.

Reason: to ensure that the ingress of sea water into the quarry is managed and mitigated in the interests of conserving the important local water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policy 11 (Protection of Biodiversity)

25. Within 9 months of the date the date of the decision notice a Water Management Plan shall be submitted for the written approval of the Local Planning Authority. This shall include, but not be limited to, the following:

- a) Soakaway Design, operation and maintenance program to ensure correct operation, which could help with reducing overflowing during high rainfall events. This is also important to ensure no impacts on

- protected sites.
- b) Monitoring Strategy requiring monitoring of the discharge into the soakaway and measurement of the abstraction rate from the sump.
 - c) Contamination – pollution prevention and mitigation measures, including onsite contamination and potential aquifer contamination. Details should include storage and use of fuel and oil on site and pollution prevention measures employed during their use and storage.
 - d) Details of the Water Resources Abstraction Licence for dewatering activities at the quarry.

Following approval the Water Management Plan shall be implemented for the duration of the planning permission.

Reason: To prevent pollution and safeguard the integrity of the local environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 32 (Surface Water Drainage)

26. Any facilities for the storage of oils, fuels or chemicals on the application site shall be sited on impervious bases and surrounded by impervious bund walls or in proprietary double skinned tanks. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 32 (Surface Water Drainage)

27. All surface water run off from the catchment area of the site shall be captured within the site and controlled in accordance with the Water Management Plan approved under condition 25 above.

Reason: To prevent pollution of the water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 32 (Surface Water Drainage)

28. Any settlement ponds shall be kept clear of mud and silt as necessary so as to keep them in good order and the discharge of waste, oil and other pollutants to any settlement pond, ditch, stream, pond or lake, watercourse or other culvert is not permitted.

Reason: To prevent pollution of the water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 32 (Surface Water Drainage)

29. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and

hardstandings shall be passed through an oil interceptor(s) designed and constructed to have a capacity and details compatible with the site area being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 32 (Surface Water Drainage)

30. Within 9 months of the date of the decision notice a Lighting Plan shall be submitted for the written approval of the Local Planning Authority. This should detail existing fitted lights and requirements for floodlighting during operations. The Lighting Plan shall be implemented as approved and any additional lighting will only be permitted with the further written agreement of National Park Authority.

Reason: In order to conserve the amenities of local residents and because of the prominence of the site in the landscape – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity)

31. No removal of trees, bushes or hedgerows within or surrounding the quarry working area shall take place between 1 March and 31 August (inclusive) in any year.

Reason: To ensure breeding birds are not disturbed by removal of habitat – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 11 (Protection of Biodiversity)

32. The existing trees, bushes and hedgerows within the site (except those within the area of excavation) or on land within the applicants control, shall be retained and shall not be felled, lopped, topped or removed without the prior written approval of the National Park Authority. Any such vegetation removed without such approval, dying, being severely damaged or becoming seriously diseased as a result of operations at the site shall be replaced with trees or bushes of such size and species, as may be specified by the National Park Authority, in the planting season immediately following any such occurrences

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 11 (Protection of Biodiversity)

33. From the date of this permission until final completion of the development, the operator shall maintain and make stock proof the perimeter hedges, fences and walls and protect the same from damage.

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular – Pembrokeshire Coast National Park Local Development Plan (adopted 2010)

Policy 30 (Amenity)

34. The topsoil and subsoil dumps shall be kept free of weeds (as defined in the Weeds Act 1959) and all necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.
Reason: to prevent the build-up of harmful weed seeds in soils that are being or will be used in restoration - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 11 (Protection of Biodiversity) and 30 (Amenity)
35. There shall be no stocking of materials, soils or mineral waste above original ground level on any areas within the site. All such storage shall take place within the excavated area.
Reason: in the interests of visual amenity - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity)
36. All topsoil and subsoil material shall be stripped from areas to be disturbed and shall be stored separately in mounds and shall be used for the restoration unless otherwise agreed in writing by the National Park Authority. No topsoil or subsoil shall be sold or otherwise removed from the site.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area – Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
37. The developer shall notify the National Park Authority at least 48 hours prior to
- a) The stripping of soils
 - b) the formation of final restoration ground profiles on any part of the site where the re-spreading of soils is to take place
 - c) the completion of topsoil replacement on any part of the site.
- Reason:** In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
38. Soil stripping shall not commence on any part of the site until any standing crop or vegetation has been cut and removed.
Reason: to avoid incorporation of concentrations of decaying vegetation in the soil - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

39. The stripping, movement and re-spreading of topsoil and subsoil shall be restricted to occasions when material is friable and the ground is sufficiently dry to allow the passage of heavy machinery and vehicles over it without damage to the soils.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
40. Soil storage mounds shall be located to ensure secure storage without loss or contamination, and shall be seeded to grass at the earliest opportunity and maintained thereafter accordance with good management practice.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
41. Within 3 months of the finished formation of any soil storage mounds the location of each mound and the type and quantity of material in it shall be recorded and this information submitted to the National Park Authority.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
42. The top surfaces of all tips, soil mounds and storage mounds shall be sloped at a suitable gradient to encourage surface water drainage and prevent ponding and erosion. The maximum height of all soil storage mounds shall not exceed 3m above adjacent existing ground level for topsoil and 4m for subsoil.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)
43. Not later than five years from the date of this permission the owner or operator of the quarry shall submit for the written approval of the Local Planning Authority detailed schemes for the progressive restoration and aftercare of the site, including the employee parking area and the surface water drainage area. The site shall be restored and aftercare shall be carried out in accordance with the terms of approval of the schemes.
Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast

National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

44. Without prejudice to the totality of the restoration scheme, it shall include details of the timescales within which progressive restoration and final restoration will be carried out, removal of all plant, machinery, buildings, stockpiles, drainage ditches and lagoons, unless these are to be retained as wetlands, the re-grading of the site, and the spreading of soils or other growing media and the retention of Regionally Important Geodiversity Site features.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

45. Without prejudice to the totality of the scheme of aftercare, it shall include details of:-

- a) Planting and landscaping.
- b) Cultivations, seeding and management of woodland, shrubs, and grassland, in accordance with the rules of good husbandry.
- c) The duration of the aftercare period.
- d) Grazing management, where appropriate.
- e) Any other agricultural, silvicultural or conservation treatment particularly relevant to the site.
- f) The creation, management and maintenance of any paths, tracks, and roads.
- g) Maintenance and management of drainage features, ponds and wetlands.
- h) At least once a year the site operators shall arrange a formal review to consider the restoration and aftercare operations which have taken place on the land during the previous year, and the programme of management for the following year.
- i) At least four weeks before the date of each annual review the operator shall provide the Mineral Planning Authority with a record of the management and operations carried out on the land during the period covered by the review.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

46. In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme and which in the opinion of the National Park Authority constitutes a permanent cessation, a revised scheme, to include all details of restoration and aftercare, shall be submitted in writing to the National Park Authority within 6 months of the permanent cessation of mineral working. The approved revised scheme shall be fully implemented within 12 months of the written approval unless

otherwise agreed in writing by the National Park Authority.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

47. The developer shall notify the National Park Authority on termination of the extraction of minerals from the site and also prior to the regrading and restoration of any part of the site following extraction.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

48. The applicant, site owners or operators shall obtain the written agreement of the Local Planning Authority in respect of the finished ground profiles following completion of the restoration operations.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

49. Soil placement, spreading and cultivating operations shall be carried out in such a manner as to minimise compaction within the soil profile.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of reclamation compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)

50. Any settlement ponds or other drainage features, when no longer required for pollution control shall be emptied of slurry and filled with dry inert material to agreed levels prior to covering with soils. Any proposal to retain settlement ponds as wet area or stock drinking facilities must be submitted for the approval of the National Park Authority.

Reason: In the interests of conserving the amenity of the area and to ensure a satisfactory standard of restoration compatible with the surrounding area - Pembrokeshire Coast National Park Local Development Plan (adopted 2010) Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 11 (Protection of Biodiversity) and 30 (Amenity)