



Minerals
Waste
Environment

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Your ref: 2023/91949 or WK202325693

Our ref: 320/1-20232709-L1.1_Response_EH

Farzana Tabasum

Sent by email

27th September 2023

Dear Farzana,

RE: PLANNING APPLICATION REF: 2023/91949 – PEACE WOOD QUARRY – ENVIRONMENTAL HEALTH RESPONSE

This letter forms a response to the Consultee Comments dated 4th of September 2023 from Environmental Health (EH). For clarity, the following response addresses the comments using the titles from the response.

Dust / Air Quality

The condition relating to a detailed dust management scheme is accepted. A previous response to the Case Officer addressed the HGV movements and the proposed condition. For clarity, our response is provided again below:

The purpose of the proposed condition is such that the number of HGVs remains at 60 in and 60 out in total for both quarries, during the time in which the two operations 'overlap'. If the Council is minded to word a condition differently, or impose a separate or different condition to achieve this, we would be happy to consider the proposed changes. For the avoidance of doubt, there is no intention to allow for double the number of HGV movements.

Contaminated Land

Whilst The Site is adjacent to a former permitted landfill site, the applicant cannot agree to the requirements for Phase 1 and Phase 2 investigations. The permitted landfill itself accepted only inert



wastes, was regulated by the Environment Agency and was confirmed to be formally closed after review by the Environment Agency in 2009. This means that it is now confirmed through the Waste Permitting Regime that no waste can leave the site, that the site is stable, and that no pollution outside of the site can occur. For completeness, we attach the Closure Report from that time.

Ongoing monitoring of groundwater and surface water confirm that no pollution is taking place, and indeed two of the boreholes monitored are within the red line boundary of this proposal.

Moreover, the proposals are located on agricultural fields. There have been no other known historic uses of this land, and no waste associated with the adjacent landfill has ever been deposited or processed at The Site. The extraction area also has a suitable stand-off from adjacent land.

Given the level of existing information and ongoing monitoring at the adjacent landfill, as well as the lack of historic uses of The Site, we consider it to be wholly unnecessary to undertake a Contaminated Land Risk Assessment, either a Phase 1 or Phase 2, for The Site.

We politely request that the Council reconsider their request for such studies.

Noise

The conditions relating to noise (including working hours) are broadly accepted. However, we consider that a minor amendment to the wording of the condition referenced NQ1 should be made to the final sentence as follows (our addition in bold):

‘In any event, the total noise from the operations should not exceed 55dB(A) LAeq, 1h (free field) **at the nearest sensitive receptor.**’

We trust the above addresses the comments by EH suitably.

Yours sincerely,
for THE MINERAL PLANNING GROUP LTD.

MARK SMEDLEY
MINERALS, WASTE AND ENVIRONMENTAL CONSULTANT