



July 2024

Johnsons Wellfield Quarries Ltd: Mineral Extraction, Land adjacent Thewlis Lane, Crosland Moor, Huddersfield, HD4 7AB
Conditions Tracker

Application Number: 2019/70/90949/W

	To be discharged prior to demolition or commencement of development
	Amendment required to vary / remove condition through this S73 application
	Further submissions required to discharge condition
	Condition discharged
	Compliance required – no further submission required

Condition	Description	Proposed amendments/removal as per this S73 application
1	The extraction of all minerals, the removal of all buildings, plant and machinery and the restoration of the site for agriculture and nature conservation shall be completed by 31 December 2025.	Amend condition to allow works until 31 December 2026 to allow some additional time for the completion of the mineral works and restoration as required. To re-word removing reference to restoring to agriculture and nature conservation. Suggested wording: The extraction of all minerals, the removal of all buildings, plant and machinery and the restoration of the site shall be completed by 31 December 2026.
2	A copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display on the site for inspection during normal working hours.	
3	The development hereby approved shall be carried out in complete accordance with the approved plans and supporting documents except as stated otherwise in conditions listed below which shall in all cases take precedence.	
4	In the event of cessation of mineral extraction prior to the achievement of the completion of the approved scheme, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised reclamation scheme to include details of restoration and aftercare and a timetable for implementation shall be submitted in writing for the approval of the Mineral Planning Authority within 6 months of the cessation of mineral extraction. The scheme shall provide for: a) Restoration contour drawings of the whole site based on 1 metre intervals.	

	b) Replacement of stored overburden, removal of screen mounds, settlement ponds and haul road. c) The selective placement of all available topsoil, subsoil and soil making materials. d) The establishment of a grass sward. e) Completion of stone walled enclosures. f) A post-restoration drainage scheme. g) Location of planting species, spacing and planting methods. h) A timetable for the implementation of the works The approved revised reclamation scheme shall be fully implemented within the approved timetable.	
5	The sole means of vehicular access to and egress from the site shall be via Thewlis Lane as indicated on Plan no. 10093/467 'Thewlis Access Point Plan'.	
6	No commercial vehicles shall enter the public highway from the permitted site unless their wheels and chassis have been cleaned to prevent material being deposited on the public highway.	
7	The heavy plant crossing point on Thewlis Lane approved under Discharge of Conditions Application 2014/90920 shall be retained fit for purpose for the lifetime of the development	
8	The total tonnage of material exported from and imported to the application site and land edged blue on approved plan no 10093/451 'Application Boundary Plan', shall not exceed 2500 tonnes per day in total, such limit to include materials exported from the application site, The Airfield Extension, Waterholes Extension, Moorfield, Waterholes, and Wellfield Quarries	
9	The temporary bridleway approved under Discharge of Conditions application 2014/90396 shall be retained fit for purpose for the lifetime of the development.	



10	The development shall be carried out in accordance with details approved under Discharge of Conditions application 2014/90920 with regard to all associated temporary and permanent highway retaining structures	There are no temporary highway retaining structures therefore we are seeking to remove this condition.
11	The development shall be carried out in accordance with details approved under Discharge of Conditions application 2014/90920 with regard to geotechnical stability.	
12	The temporary screen mounds approved under Discharge of Conditions application 2014/90396 shall be retained and maintained fit for purpose for the lifetime of the development in accordance with the details approved.	We are seeking to remove this condition as it is no longer relevant. A new restoration plan is to be agreed under other conditions.
13	The screen mounds constructed in accordance with approved plan 10093/456 'Method of Working Phase 2' and to the specification approved under Discharge of conditions application 2014/90396 shall be seeded to grass and maintained in a tidy and weed-free condition for the life of the site. They shall be removed upon completion of backfilling of Phase 7 and the soils used in the restoration of the site.	We are seeking to remove this condition as it is no longer relevant. A new restoration plan is to be agreed under other conditions.
14	The site shall be worked in 8 phases in accordance with approved plan series 10093/455, 10093/456, 10093/457 Rev. C, 10093/458, 10093/459 Rev. C, 10093/460, 10093/4461 and 10093/462.	We are seeking to remove this condition given the majority of the site has now already been worked. Notwithstanding this, the phasing of the site has changed over recent years as a result of various unforeseeable circumstances, including a significant mineral fault found at the site during the mineral works. We are seeking to agree a revised restoration plan through other conditions, notably condition 29.
15	Notwithstanding the plans and details submitted with this application no mineral extraction shall take place below the topographical levels approved under existing planning permissions regulating operations within any area enclosed by the blue line on Plan no. 10093/451	



16	No mineral extraction within the site shall take place below the topographical levels indicated on Plan no. 10093/464 'Cross Sections Through Thewlis Lane Quarry'	
17	All mobile crushing and screening operations shall be carried out in accordance with details included in the supporting Non - Technical Summary Addendum dated March 2019 and Planning Statement dated March 2019 .	
18	All mobile screening and crushing operations within the site shall: • only use sandstone extracted from the Thewlis Lane Quarry void • only be used for the backfilling of the Thewlis Lane Quarry void • not provide material to be exported from the site	
19	The quarry void shall be backfilled in accordance with either the details approved under Discharge of Conditions applications 2019/91053 or 2014/90920.	We are seeking to amend this condition in line with proposed revised restoration plans. Suggested wording: The quarry void shall be restored in line with The Restoration Landform Plan ref TL1181-D7 Sheet 2.
20	A detailed scheme of mineral working and backfill operations shall be submitted to the Mineral Planning Authority 12 months after the date of commencement and every 12 months thereafter until completion of mineral working and backfill. The scheme shall provide for: (a) a plan indicating the lateral extent, location and direction of mineral extraction to be undertaken over the following 12 months; (b) typical cross-sections of the extraction to be undertaken during the following 12 months including an indication of the maximum depth of excavation; (c) a plan indicating the lateral extent, location and direction of backfilling to be undertaken over the following 12 months to achieve proposed backfill contours (Contours indicated on approved Plan no. 10093/468 less 500 mm to allow for proposed soil depth);	We are seeking to remove this condition given it is no longer relevant.

	(d) a survey plan indicating the location and extent of mineral extraction and location, lateral extent and finished levels of backfill achieved during the previous 12 months; (e) details of any ancillary operations, e.g. stone splitting, hand dressing, location, duration and equipment. Every year the developer shall arrange a site meeting to be held within 1 month of the date of submission of the annual working programme to discuss the programme and to review progress to which the Mineral Planning Authority shall be invited.	
21	From the date of this permission the operator shall maintain records of monthly production and mineral extraction, and shall make available to the Mineral Planning Authority on a 6 monthly basis the total tonnage of mineral product extracted from the permitted site within the previous 6 month period. All records shall be kept for inspection for at least 24 months.	
22	There shall be no discharge of foul or contaminated water from the site into either groundwater or any surface waters	
23	Any facilities for the storage of oils, fuels, or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. 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 shall 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.	
24	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by S M Foster Associates Ltd, dated June 2012, Ref 033/027/01/fra	We are seeking to amend this condition to reflect the revised Flood Risk Assessment. Suggested wording:

	included as Appendix 8 in the Environmental Impact Assessment and the following mitigation measures detailed within the FRA: Managing the surface water runoff such that surface water will be attenuated within the site. The mitigation measures shall be fully implemented in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Mineral Planning Authority	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment and Surface Water Drainage Strategy prepared by Hafren Water.
25	The full depth of topsoil and subsoil on existing agricultural land within the application site shall be stripped separately prior to the removal of overburden or mineral from each phase of working and stored separately in areas to be approved in writing with the Mineral Planning Authority.	
26	The stripping, movement and replacement of topsoil and subsoil shall only be carried out under sufficiently dry and friable conditions to avoid smearing and compaction and to ensure all available soil resources are recovered.	
27	The Mineral Planning Authority shall be supplied with a plan indicating the areas stripped of soils, the location of each soil storage mound and an estimate of the quantity of soil stored shall be provided in writing to the Mineral Planning Authority within one month of the date soil stripping commenced.	
28	Topsoil, subsoil or other soil making materials which have been approved for use in progressive restoration shall be stored according to their quality in separate mounds that do not overlap. All mounds in which soil is to be stored for more than 6 months, or over the winter period, shall be grass seeded in accordance with a specification approved beforehand in writing by the Mineral Planning Authority.	
29	After the completion of mineral extraction in each phase the site shall be progressively restored to agriculture/nature conservation in accordance	Amend condition to reflect revised restoration plans and to remove reference to restoration to agriculture/nature conservation and to remove reference to 2014/90920.



	with the detailed scheme approved under Discharge of Conditions application 2014/90920.	Suggested wording: Following completion of works at the site the site shall be restored in line with The Restoration Landform Plan ref TL1181-D7 Sheet 2.
30	The final surface of backfilled quarry overburden in each phase shall be graded to provide an even surface 500mm lower than the agreed final contours.	
31	The spreading of subsoil and topsoil shall only be carried out when the material is in a dry and friable condition and in sufficient time for subsoil ripping, cultivation and seeding to take place under suitable weather conditions before the end of September.	
32	In each phase subsoil shall be spread using a backacter so as to avoid running over the spread soil. If running over the spread soil with wheeled plant and vehicles is unavoidable all areas which have been trafficked with wheeled machines shall be subsoil ripped to a depth of 450mm at spacings of not more than 750mm to relieve any compaction. In areas that are to receive topsoil, subsoil ripping shall be carried out prior to the spreading of topsoil. All stones and any other object larger than would pass through a wire screen mesh with a spacing of 75mm shall be removed from the surface of the soil. The Mineral Planning Authority shall be notified in writing when the works required in this condition have been completed.	
33	On receipt of the written approval of the Mineral Planning Authority for the works required by Condition 32 above, topsoil shall be spread over the surface of the areas to be restored to agriculture to the depth specified in Condition 29. The Mineral Planning Authority shall be notified in writing when the works required in this condition have been completed.	We are seeking to remove this condition. The site is no longer to be restored in line with the previous restoration plan nor is the site to be restored to agriculture.

34	In each phase a grass sward shall be developed in those areas of the site to be restored to grassland, and a grass, heather and wildflower sward on those areas of the site to be restored to nature conservation in the first available growing season.	We are seeking to vary this condition given the site is no longer to be restored in line with the previous restoration plan nor is the site to be restored to nature conservation. Suggested wording: The site shall be restored to grassland in the first available growing season, in line with The Restoration Landform Plan ref TL1181-D7 Sheet 2.
35	If in any part of the restored area a satisfactory grass growth is not obtained as a result of the initial sowing, such part shall be cultivated and reseeded, after the correction of any nutrient deficiencies in the soil, during the next growing season and such work shall be repeated until a satisfactory sward is established.	
36	Within 2 months of the restoration and seeding of each phase the operator shall submit to the Mineral Planning Authority a plan with contours at sufficient intervals to indicate the final restored form of the site together with a record of the depth and composition of the reinstated soil profiles.	We are seeking to amend this condition in line with the revised Restoration Plan (no phasing, revised contour levels etc). Suggested wording: The site shall be restored to grassland in the first available growing season, in line with contouring as detailed on the revised restoration plan ref: TL1181-D7 Rev B Sheet 2.
37	An outline aftercare scheme detailing the steps which may be necessary over the aftercare period of 5 years to bring each restoration phase to the required standard for use for agriculture or for nature conservation shall be submitted to the Mineral Planning Authority at least 3 months prior to the completion of replacement of all restoration soils on any phase of the permitted development.	We are seeking to amend this condition to consolidate conditions 37, 38, 39 & 40 into one condition to avoid repetition. We would also note that the revised restoration plan is to be agreed and enforced via other planning conditions, notably condition 29. We would suggest revising the condition to reflect that the site will be restored to grassland and maintained accordingly. Suggested wording: An outline aftercare scheme detailing the steps which may be necessary over the aftercare period of 5 years to bring the to the required standard for use as grassland shall be submitted to the Local

		Planning Authority at least 3 months prior to the completion of the site restoration. The aftercare scheme submitted in accordance with the above shall be fully implemented and shall provide details of: a) the person responsible for implementing the aftercare scheme; b) a plan showing the area subject to aftercare, with demarcation of any areas having different aftercare steps or management proposals; c) the steps to be carried out in each area during the aftercare period and their timing within the overall programme to ensure grassland is maintained. Following compliance with above, a detailed annual aftercare programme shall be submitted to the Local Planning Authority before 31 August in each year of aftercare of the site. The programme submitted shall amplify the aftercare scheme for works to be carried out in the following 12 months, including any modifications to the original proposals.
38	The aftercare scheme submitted in accordance with Condition 37 above shall be fully implemented and shall provide details of: a) the person responsible for implementing the aftercare scheme; b) a plan showing each area subject to aftercare, with demarcation of any areas having different aftercare steps or management proposals; c) the steps to be carried out in each area during the aftercare period and their timing within the overall programme in accordance the requirements identified in National Planning Practice Guidance; d) detailed programme for the first year of aftercare in accordance the requirements identified in para. 44 to 48 of the Technical Guidance to the National Planning Policy Framework.	We are seeking to remove this condition given the details will be secured in Condition 37. The revised restoration plan is to be agreed and enforced via other planning conditions – notably condition 29.
39	Following compliance with Condition 37 above, a detailed annual aftercare programme shall be submitted to the Mineral Planning Authority before 31 August in each year of aftercare of any phase. The programme submitted shall amplify the outline aftercare scheme for works to be	We are seeking to remove this condition given the details will be secured in Condition 37. The revised restoration plan is to be agreed and enforced via other planning conditions – notably condition 29.

	carried out in the following 12 months, including any modifications to the original proposals. The approved scheme shall accord with the requirements identified in para National Planning Practice Guidance.	
40	Every year during the aftercare period the developer shall arrange a site meeting to be held every year before 30 November to discuss the report prepared in accordance with Conditions 37 and 39 above to which the following parties shall be invited: a) the Minerals Planning Authority; b) all owners of the land within the site; c) DEFRA.	We are seeking to remove this condition given the details will be secured in Condition 37. The revised restoration plan is to be agreed and enforced via other planning conditions – notably condition 29.
41	Except in emergencies to maintain safe quarry working, which shall be notified to the Mineral Planning Authority as soon as practicable, or unless otherwise agreed in writing by the Mineral Planning Authority: a) no operations, other than water pumping, servicing and environmental monitoring shall be carried out on the site except between the following times: 0730-1800 Mondays to Fridays 0730-1300 Saturdays b) no operations other than water pumping and environmental monitoring shall take place on Sundays and Bank/Public Holidays.	
42	The site attributable free field equivalent continuous A weighted sound pressure level (LAeq,T) when measured at a height of 1.3-1.5m above ground and at least 3.5m from any reflecting structure other than the ground, measured at 'Noise Monitoring Locations' as detailed on drawing no. 10093/601 in the Noise Assessment (September 2012) included as Appendix 5 in the Environmental Impact Assessment, or at equivalent positions agreed with the Mineral Planning Authority, shall not exceed: a) 70dB(A) in any one hour period at any noise sensitive property during exceptionally noisy operations such as the construction and removal of screen mounds and soil stripping and replacement and the initial part of the quarry phasing , as agreed in advance with the Mineral Planning Authority (this noise limit is only permitted for a maximum of 8 weeks in any 12 month period); b) 10dB(A) above measured background noise level (L90T) in any one hour period at the 'Noise Monitoring Locations' as	

	detailed on drawing no. 10093/601 in the Noise Assessment (September 2012) included as Appendix 5 of the Environmental Impact Assessment.	
43	Except with the prior written approval of the Mineral Planning Authority, exceptionally noisy operations (as defined in Condition 42) shall only be carried out between the hours of: 0900-1730 Mondays to Fridays 0900-1230 Saturdays and at no time on Sundays or Bank/Public Holidays.	
44	All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specifications at all times, and shall be fitted with and use effective silencers.	
45	All vehicles on site shall operate using broad band reversing alarms only	
46	There shall be no blasting on the site.	
47	The development hereby approved shall be carried out in accordance with the noise monitoring scheme approved under Discharge of Conditions application 2014/90396.	
48	The clean supply of water currently provided for the suppression of dust at this site shall be maintained fit for purpose for the duration of this planning permission.	
49	The development hereby approved shall be carried out in accordance with the dust suppression scheme approved under Discharge of Conditions application 2014/90396.	
50	The development hereby approved shall be carried out in accordance with the dust monitoring scheme approved under Discharge of Conditions application 2014/90396.	



51	The site shall not be used for the storage of waste skips or containers or other plant and equipment not directly associated with the operation of the quarry	
52	Notwithstanding the provisions of parts 19 and 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, replacing or re-enacting that Order with or without modification) no fixed plant or machinery, buildings, structures and erections, or private ways which would project above natural ground levels shall be erected, extended, installed or replaced at the site without the prior approval in writing of the Mineral Planning Authority.	
53	The Mineral Planning Authority shall be notified in writing of any artefact or feature of archaeological or geological interest encountered on the site and given reasonable opportunity to inspect and record it.	