
FULL PLANNING PERMISSION

WESLEY REES
8 PENYBEDD
PEMBREY
SA16 0HJ

Application No: **S/29950** registered: 09/04/2014 for:

Proposal : CONSTRUCTION OF INERT WASTE RECYCLING FACILITY AND ASSOCIATED WORKS

Location : GLYNGERWEN QUARRY, FELINFOEL, LLANELLI

Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the plans submitted namely:
 - a) Drawing number 126-02 Proposed Site;
 - b) Drawing number 126-03 Proposed soil storage shed and site office facilities.
- 3 Notwithstanding the provisions of Part 4 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, structures and erections, or private ways, other than those detailed in the application, shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without the prior written permission of the Local Planning Authority.
- 4 Crushing/screening operations shall only take place on 12 separate days in any calendar year
- 5 The developer must inform the Local Planning Authority in writing at least 72 hours prior to any crushing/screening operations taking place at the site
- 6 The material to be imported for processing on site shall be inert material or material that does not contain any contaminants which would pollute controlled waters. The definition of

inert materials is as follows:

Topsoil, subsoil, brickwork, stone set concrete, clay and silica (excluding finely powdered waste), glass, solid and granular dry materials free from any noxious, poisonous or polluting substance which does not decompose or for any which the environmental impact of decomposition is less than or comparable with that of topsoil and is virtually insoluble in water.

- 7 The throughput of material at the site shall not exceed 20,000 tonnes per annum.
- 8 From the date of this permission the operator shall maintain records of their monthly input/output and shall make them available to the Local Planning Authority within 14 days of any written request.
- 9 Except in an emergency or when otherwise approved in writing by the Local Planning Authority, operations, other than water pumping, servicing, environmental monitoring or maintenance of plant shall not be carried out at the site except between the following times:
 - a) 07:30 hours to 18:00 hours Mondays to Fridays; and
 - b) 08:00 hours to 14:00 hours on Saturdays

The term "emergency" means any circumstances in which the operator has reasonable cause for apprehending injury to persons or serious damage to property or the environment.

- 10 No operations shall take place at the site on Sundays, Bank or Public Holidays.
- 11 The free field noise levels attributable to operations involving the use of the crusher on the site as measured at the boundary of the curtilage of any residential or noise-sensitive property shall not exceed background noise levels by more than 10 dBLAeq(1hour). Measurements and assessments shall be made in accordance with BS4142.
- 12 At all other times (when the crusher is not in operation) the rating level of the noise emitted from the proposed development as a whole shall not exceed the existing background noise level by more than 5dBLAeq(1 hr). The noise levels shall be determined at the nearest noise sensitive premises or at another location that is notified by the authority. Measurements and assessments shall be made in accordance with BS4142.
- 13 At the written request of the Local Planning Authority the operator shall employ an independent consultant to assess, by a method to be approved by the Local Planning Authority to determine whether noise arising from development exceeds the level specified in condition 11 and/or 12 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Conditions 11 and/or 12 are exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in conditions 11 and/or 12. The development shall then be undertaken in accordance with the approved details.
- 14 No deliveries shall be received at or dispatched from the site outside the hours of 07:30 to 18:00 Monday to Fridays and 08:00 to 14:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.
- 15 All plant, equipment and other machinery used in connection with the operation and

maintenance of the development shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in good condition in accordance with that specification at all times throughout the development.

- 16 The best practical means shall be used to minimise noise from reversing devices which are fitted to mobile plant and vehicles on site. This shall include the fitting of 'smart' alarms to vehicles.
- 17 No blasting shall take place on site at any time.
- 18 Crushing/screening operations on the site shall be restricted to the following periods:
 - a) 9.00 to 18.00 Monday to Friday
 - b) 09:00 to 12:00pm on Saturdays
 - c) No crushing operations shall take place on Sundays or Bank or Public Holidays
- 19 The mitigation proposals within the Dust Pollution Prevention Statement document shall be employed on the site at all times during the life of the operation.
- 20 No loaded vehicles shall leave the site un-sheeted except those only carrying stone in excess of 75 mm.
- 21 Processed stone shall be conditioned with water or proprietary conditioning agents and this shall take place at or before the point of discharge from any conveyor. Drop heights of stone shall be minimised. Loading shall take place at sheltered points around any stockpile. When constructing and managing stock piles, regard shall be had to the need to prevent dust becoming wind entrained. Stock piles shall be suitably profiled and shall be situated in sheltered areas of the site. Other appropriate measures shall include periodic conditioning with water or proprietary conditioning agents, according to weather conditions and the fitting of dust covers to all external conveyors.
- 22 No waste shall be accepted into the site until wheel cleaning facilities have been installed, in accordance with details of design, specification and position, including details for the provision of a permanent water supply, which shall have first been agreed in writing with the Local Planning Authority. The agreed facilities shall be available in full working order for use at all times during the period of the permission.
- 23 All plant, equipment and other machinery used in connection with the operation and maintenance of the Quarry shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in good condition in accordance with that specification at all times throughout the development.
- 24 Prior to the erection of any lighting on site a lighting plan, to include measures limiting impacts on the surrounding tree lines, shall be submitted for the approval of the Local Authority, the scheme shall be implemented as approved.
- 25 The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout for agricultural accesses (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

- 26 Notwithstanding Condition 25 above, prior to the commencement of development a scheme shall be submitted for the approval of the Local Planning Authority detailing additional engineering of the site entrance. This engineering shall ensure that vehicles are only able to access/egress the site from/to the west, the scheme shall be implemented as approved.
- 27 Prior to the use of any part of the development hereby permitted, directional signs shall be erected within the curtilage of the site in accordance with details to be approved by the Local Planning Authority. Such signs shall instruct drivers of all heavy machines to turn left at the site access and to proceed west along Llethri Road.
- 28 Any access gates shall be set back a minimum distance of 12.0 metres from the highway boundary, and shall open inwards into the site only.
- 29 The access shall be hard surfaced for a minimum distance of 12.0metres behind the edge of carriageway, in materials which shall be subject to the prior written approval of the Local Planning Authority. The hard surfacing shall be fully carried out prior to any part of the development approved herewith being brought into use.
- 30 The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 12.0 metres from the edge of the carriageway.
- 31 Prior to any use of the access road by vehicular traffic, a visibility splay of 2.4 metres x 45 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the estate road in relation to the nearer edge of carriageway.
- 32 The access, visibility splays and turning area required, shall be wholly provided prior to commencement of any other part of the development, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
- 33 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only.
- 34 Prior to the commencement of development the applicant shall submit a Traffic Management Scheme for the written approval of the Local Planning Authority. The scheme shall include inter alia
 - a) Provision for a passing bay on the C2128 between the site access and the bridge to the north-west of the site
 - b) Provision of signage along the C2128 to warn drivers of HGV vehicles not to use the route past the Crematorium
 - c) Provision to ensure visibility across the bridge to the north east of the site is improved/maintained

The scheme shall be implemented as approved'

- 35 The operation shall be restricted to no more than 10 HGV movements per day.
- 36 There shall be no vehicular movements to the east of the site a travel plan shall be

submitted prior to the commencement of development to confirm the route to and from the site

- 37 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 38 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
- 39 There shall at no time be any growth or obstruction over 0.9 metres within 2.4 metres from the river embankment for a distance of 33m in an easterly direction
- 40 The ecological recommendations listed within Section 7 (Pages 27 to 30) contained within the 'Ecological Assessment', prepared by Pryce Consultant Ecologists and dated 2nd August 2013 shall be implemented in full, throughout the working life of the development.
- 41 Prior to commencement of works on site The Ecological Management Plan as described in Section 7.12 of the Ecological Assessment must be submitted for the approval of the Local Planning Authority, any measures detailed in this plan shall be carried out as approved.
- 42 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 - a) A preliminary risk assessment which has identified:
 - i. all previous uses
 - ii. potential contaminants associated with those uses
 - iii. a conceptual model of the site indicating sources, pathways and receptors
 - iv. potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

- 43 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and

maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

- 44 Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.
- 45 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
- 46 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
- 47 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
- 48 No development approved by this permission shall be commenced until a construction management plan (CMP) detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. The details of the CMP shall be implemented as approved and must be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.
- 49 The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
- 50 The existing trees, bushes and hedgerows within the site shall be retained and shall not be (felled, lopped, topped or removed) in areas outside of the current or succeeding phase of working or tipping without the prior written consent of the Local Planning Authority. Any such vegetation removed without consent, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or bushes of a similar size and species unless otherwise agreed in writing by the Local Planning Authority, in the planting season immediately following any such occurrences.
- 51 Prior to the commencement of development a landscaping plan shall be submitted for the approval of the Local Authority.
- 52 Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which (within five years of planting) die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Local Planning Authority.

- 53 Prior to the commencement of development details of strengthening geotextiles and/or geogrids to be used within the hardcore standing area shall be submitted for the approval of the Local Authority. The scheme shall be implemented as approved.
- 54 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 storage mounds shall not exceed 3m above adjacent existing ground level for topsoil and 4m in any other case.
- 55 Not later than twelve months from the date when operations at the site have ceased permanently, all buildings, plant, machinery, access to the highway, internal roads, lagoons, drainage features, and any other equipment or installations shall be removed and their sites restored and re-vegetated.

REASONS

1 Required to be imposed pursuant to section 91 of The Town and Country Planning Act 1990.

2,6,40 To ensure compliance with the submitted drawings and documents.

3 In the interests of amenity and to reduce environmental impacts of the development.

7, 8 To allow the Local Planning Authority to adequately monitor activity at the site and in the interests of residential amenity.

4, 5, To minimise dust emissions from the site.
19-21

9-18, To minimise noise impacts and for the protection of residential amenity.
23

25-39 To ensure that deleterious material is not carried on to the public highway and &22 for the general safety of all road users

24, 40 In the interest of the environment and ecology in the area.
41

42 Controlled waters at this site are of high environmental sensitivity as the site is a Secondary A Aquifer which has no protection of superficial cover. Contamination is a/so known/strongly suspected at the site due to its previous use as a landfill.

43 To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

44 To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled

waters following remediation of the site.

- 45 Given the previous use the site, accepting mixed wastes; it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.
- 46 Increased infiltration in areas where there is contamination may mobilise contamination and pose a risk to both ground and surface waters.
- 47 There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
- 48,49 Prevent pollution of controlled waters and the wider environment.
- 50-52 In the interests of site maintenance and landscaping.
- 54
- 53 To ensure that there is no subsidence.
- 55 To ensure the site is left in a state in which nature can effectively regenerate.

NOTES

- 1 Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him.
- 2 It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.
- 3 It is recommended that the applicant seek advice from the structures department on the strength of the bridge
- 4 The applicants attention is drawn to the Planning Advisory Notes attached by Natural Resources Wales
- 5 Any mobile crushing plant brought in to the quarry must benefit from a valid Part B Permit issued in accordance with the Environmental Permitting (England and Wales) Regulations 2010 (as amended)

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- MWM1 - New Mineral Sites and Extensions, MWM2 - Adequate Reserves, MWM4 -

Restoration and Afteruse, GDC19 - Retention of Landscape Features, EN5 - Protection and Enhancement of Flora and Fauna, EN6 - Retention of Habitats, EN8 - Landscape Features of Major Importance for Flora and Fauna, EN9 - Site Protection - Habitats & Species of Biodiversity Concern, EN11 - Ancient, Broadleaved and Mixed Woodlands, EN15 - Tree Planting, UT12 - Pollution, UT13 - Unstable Land

DECISION DATE: 16/12/2014

SIGNED: ___

Hugh Towns
Senior Development Management Officer
for and on behalf of
EIFION W BOWEN, BSc, Dip TP, MRTPI
HEAD OF PLANNING