

Planning Applications Report

**Planning Committee
21st July 2022**

**Bolton
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Date of Meeting: 21 July 2022

Application Reference: 11067/21

Type Of Application	County Matters
Registration Date	16 April 2021
Decision Due Date	31 July 2022
Responsible Officer	Helen Williams
Authorising Officer	

Location	MONTCLIFFE QUARRY GEORGES LANE HORWICH BOLTON BL6 6RT
-----------------	------------------------------------------------------------------

Proposal	APPLICATION FOR A LATERAL NORTHERLY EXTENSION TO THE EXISTING QUARRY IN ORDER TO FACILITATE THE EXTRACTION OF GRITSTONE FOR THE PURPOSE OF PRODUCING HIGH GRADE STONE AND AGGREGATES (RESUBMISSION OF APPLICATION 05250/19)
-----------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Ward	Horwich North East
-------------	--------------------

Applicant: Armstrong

Agent: Mr M Leivers

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- This application is a resubmission of application 05250/19, which was refused at Planning Committee in March 2021 for three reasons: harm to landscape character, inappropriate development in the Green Belt, and harm to biodiversity.
- The proposed development has been amended following the refusal, as it has been discovered that groundwater levels within the proposed extension area decline from 290 AOD at the northern extent of the application site to 260 AOD to the south (therefore higher in the northern part than previously thought). The consequence of this is that a maximum depth of extraction of 290 AOD is now proposed within the application site rather than the originally proposed 264 AOD.
- The proposed shallower quarry depth means that 820,000 less tonnes of mineral would be extracted and the anticipated timescales for completion of extraction works is now 14 years rather than the originally anticipated 20 years.
- The proposed end-date for mineral extraction within the proposed extension area is now amended to 31 December 2036. Upon cessation of the material extraction, restoration would commence. The remnant benches would be regenerated with grass/heath and scrub and lower area of the quarry extension would be infilled with inert and quarry waste to create a low lying, semi-aquatic habitat.
- The application site is located within an Area of Search for Sandstone within the Greater Manchester Joint Minerals Plans and within the Council's Allocations Plan (Policy P4). The Greater Manchester Joint Minerals Plan, which forms part of Bolton's development plan, makes a presumption in favour of sustainable minerals development. Officers consider that "great weight" should be attached in the planning balance to the proposed extraction of mineral.
- There will be harm to the landscape of the area during the mineral extraction phase of the development. This visual impact is identified within the analysis as being most significant from the public rights of ways on the surrounding moorland and on higher ground towards

Rivington Pike. However, following the proposed restoration of the quarry extension the development would better assimilate with the neighbouring landscape, and therefore given the temporary nature of the harm identified, Officers consider that only moderate harm should be given to this impact on the planning balance.

- Officers again consider that the proposed development would not constitute inappropriate development in the Green Belt, for the reasons discussed in the analysis below.
- The proposed development would not have an adverse effect on the neighbouring SSSI. Whilst the operational/extraction phase of the development would temporarily displace habitats, there would be a biodiversity gain following the restoration of the site.
- Officers continue to consider, in the planning balance, that the great weight to be attached to the proposed mineral extraction outweighs the moderate harm to the landscape and to biodiversity during the operational/extraction phase of the development.
- Members are therefore recommended to approve this application, subject to the suggested conditions.

Proposal

1. This application is a resubmission of planning application 05250/19, which was refused by Members at Planning Committee in March 2021. Application 05250/19 was refused, against officer recommendation, for the following three reasons:

The proposed development, both during the extraction phase and following restoration, would fail to maintain and respect the landscape character of the area, contrary to Policies CG3 and OA1.11 of Bolton's Core Strategy.

The proposed development would constitute inappropriate development in the Green Belt in that it would not preserve the openness of the Green Belt, contrary to Policy CG7AP of Bolton's Core Strategy.

The proposed mineral extraction would result in a loss of and harm to biodiversity during the operational phase of the development, contrary to Policy CG1.1 of Bolton's Core Strategy.

2. The applicant has appealed against this refusal (appeal reference APP/N4205/W/21/ 3274546) but the Planning Inspectorate has yet to make a final decision.
3. Planning application 05250/19 sought to extract 2.75Mt (megatonnes) of gritstone from the proposed extension area, whereas this resubmitted application now proposes to extract a maximum of 1.93Mt, thereby a reduction of 820,000 tonnes. This proposed reduction has resulted from additional hydrological assessments carried out by the applicant's environmental water management consultant, which have discovered that groundwater levels within the proposed extension area actually decline from 290 AOD at the northern extent of the application site to 260 AOD to the south. The consequence of this is that a maximum depth of extraction of 290 AOD is now proposed within the application site rather than the originally proposed 264 AOD, to ensure that extraction is maintained above groundwater levels.
4. The proposed change to the depth of working has also resulted in a revised restoration scheme being submitted for the application site, however the scheme is intrinsically the same as previously presented to Members but now takes into account the revised finished levels.
5. The reduction in mineral reserves also reduces the proposed timescales associated with the development. Under application 05250/19 it was anticipated that the stone within the extraction area would be extracted over 20 years: this is now reduced to 14 years from commencement.

6. As with the original proposals, the principal aim of the proposed development is to release further gritstone in order to, primarily, produce high-quality dimension stone, with ancillary aggregates, which are to be used for construction. The extension area would extract rock from the same geological horizons as currently worked at Montcliffe Quarry.
7. The extraction operations would follow a phased scheme of working, working northwards from the existing quarry face into the northernmost 'corner' of the extension area. A series of benches would be created. The material would be extracted through a mixture of stripping and blasting.
8. Soil stripping operations would be carried out in two phases; phase 1 being the southern half of the site and phase 2 being the northern half. Some of the soils stripped from the working area will be used to form temporary, grassed, screen bunds along the northern and north western site boundaries, 3 metres in height (outer slope of 1:3 and inner slope of 1:2). Other soils and overburden will be stripped and stored within the confines of the existing quarry for use in the final restoration.
9. The applicant anticipates, based on current extraction rates, that materials would be extracted from the proposed extension at a rate of approximately 500 tonnes per day, over a 5.5 day week, totalling approximately 137,500 tonnes per annum. This rate of working would be the same as currently in operation at Montcliffe Quarry.
10. The proposed hours of working are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which would be within the currently permitted hours of working at Montcliffe Quarry.
11. It is estimated that the proposed rate of working/extraction rates would require an average of 25 HGV movements in and out per day. The current permitted number of HGV movements for Montcliffe Quarry is a maximum of 100 in and 100 out per day, Monday to Friday, and 50 in and 50 out per day on Saturdays. The proposed (average) 25 HGV movements per day in association with the extended area would be part of these permitted movements and therefore no additional HGV movements in and out of the quarry are proposed in addition to those already approved.
12. HGVs would utilise the existing haul/internal routes within the existing quarry.
13. Fencing is proposed to be erected around the periphery of the proposed extension area to prevent trespassing.
14. Upon cessation of the material extraction, restoration would commence, which would occur within the entire extension area as a single, additional phase to the overall restoration of Montcliffe Quarry. It is proposed that the application site would form phase 2B (out of 10 phases) of the overall restoration of Montcliffe Quarry. Restoration would take place on the upper benches first, with the temporary screen bund material being used to restore the remnant benches, which would be regenerated with grass/heath and scrub. The lower area of the quarry extension (southern central part) would be infilled with inert and quarry waste to create a low lying, semi-aquatic habitat. Materials to be used for the restoration would be a combination of retained mineral waste, overburden materials and imported inert waste.
15. The application has been submitted with an accompanying Environmental Impact Assessment (EIA).

Site Characteristics

16. The application site measures approximately 3.2 hectares and comprises the north western face of Montcliffe Quarry and land behind it, roughly triangular in shape. The site is rough

grazing land, which rises in a north eastern direction from 284m AOD along the southern boundary to 342m AOD in the north eastern corner.

17. The site is located within the Green Belt, Winter Hill and Smithills Moor Site of Biological Importance (SBI) (1 hectare of the site is located within the SBI) and within the Mineral Safeguarding Areas for Brick and Clay, Surface Coal and Sandstone. The application site is also allocated as a Mineral Area of Search for Sandstone.
18. The application site is located in the south-western edge of the Southern Pennines National Character Area and the Upland Moorlands Hill Landscape Character Area.
19. Montcliffe Quarry, which is to the south of the application site, occupies approximately 26 hectares and is currently (and has been historically) utilised for mineral extraction (sandstone/gritstone aggregate and blockstone). The site has planning permission for its reserves to be fully worked until February 2033 and progressively restored until February 2035.
20. Neighbouring the application site to the north and east is the West Pennine Moors Site of Special Scientific Interest (SSSI): the application site is not located within the SSSI. To the east are the lower slopes of 'Adam Hill' and to the north and west is 'Wilder's Moor'. These surrounding areas have more of a visible moorland character than the application site, and feature blanket bog (which the application site does not).
21. To the west and north west of the site (outside the application site) is the track/road that runs up to the Winter Hill mast and carries public right of way HOR013. This public footpath joins public right of way HOR014 to the north of the site, and HOR014 continues to the east of the application site in a south easterly directly through Adam Hill, then linking to the wider footpath network (HOR060 and HOR015) east of the site. The moorland area adjoining the application site is Open Access Land.
22. The nearest residential properties to the application site are approximately 400 metres away to the south west, on Georges Lane.

Policy

23. Development plan policies

Core Strategy Policies: P4 Minerals; P5 Accessibility and Transport; S1 Safe Bolton; CG1 Cleaner and Greener Bolton; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.

Allocations Plan Policies: P8AP Public Rights of Way; CG7AP Green Belt.

Greater Manchester Joint Minerals Plan April 2013

24. Other material considerations

National Planning Policy Framework (NPPF) – Sections 2. Achieving sustainable development; 6. Building a strong, competitive economy, 9. Promoting sustainable transport, 13. Protecting Green Belt land, 14. Meeting the challenge of climate change, flooding and coastal change, 15. Conserving and enhancing the natural environment, 16. Conserving and enhancing the historic environment, and 17. Facilitating the sustainable use of minerals.

National Planning Policy Guidance - Minerals

SPD Accessibility, Transport and Safety

Analysis

25. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.
26. The main impacts of the proposal are:-
- principle of the proposed development
 - impact on the landscape
 - impact on the purposes and openness of the Green Belt
 - impact on biodiversity
 - impact on traffic and the surrounding highways
 - impact on residential amenity
 - impact on hydrogeology
 - impact on flood risk
 - impact on land stability
 - impact on archaeology

Principle of the Proposed Development

27. Policy 1 of the Greater Manchester Joint Minerals Plan makes a presumption in favour of sustainable minerals development. It states that positive consideration will be given to minerals development which accords with the policies set out in the development plan and such development will be considered to be sustainable and will be permitted unless other material considerations indicate otherwise.
28. Policy 3 of the Plan states that applications for the extraction and/or processing of sand, gravel or sandstone/gritstone within the Areas of Search will be permitted where the mineral is required to meet the required landbank (at least 10 years for crushed rock), the site contains adequate resources of the mineral in terms of quality and quantity for extraction to take place, and the proposal is in accordance with the key planning and environmental criteria within the Plan.
29. Policy 4 of the Plan states that proposals for the working of natural building stone will be supported provided that this would assist the conservation and repair of historic buildings or structures built of the same or similar materials, or new construction where the use of building stone is specified.
30. Policy P4 of the Core Strategy states that the Council will:
- Maintain an adequate landbank of aggregates to make a contribution towards the maintenance of Greater Manchester's share of the regional production of aggregates.
 - Identify sites, preferred areas, or areas of search for gritstone mainly in the northern, upland parts of the borough; for sand, gravel and coal they will be identified mainly in the southern lowland parts of the borough.
 - Safeguard known resources of minerals, and existing and planned infrastructure that supports mineral exploitation including facilities for manufacturing and the handling, processing and distribution of substitute recycled and secondary aggregate material.

31. Montcliffe Quarry is currently, and has historically been, utilised for mineral extraction (dimension stone (sandstone) and ancillary aggregates). The main quarry has planning permission to work until February 2033. Both the quarry and the application site are allocated as being within Areas of Search for Sandstone within Map 2 of the Greater Manchester Joint Minerals Plan and within the Council's Allocations Plan (Policy P4).

Need

32. Paragraph 209 of the National Planning Policy Framework (NPPF) states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since materials are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.
33. Paragraph 211 of the NPPF states that, when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy.
34. The proposed extension would enable the further provision of high-quality building stone. The gritstone unit (the Ousel Nest Grit Unit) worked at Montcliffe Quarry, and underlying the proposed extension area, produces very high quality dimension stone, stone which has previously been extensively used for buildings in Bolton, Turton, Farnworth, Horwich and Blackrod. The applicant considers the production of such dimension stone vital to maintain the continued supply of material for repairs and restoration of local buildings, and to enable new builds to be in keeping with their surroundings (policy 4 of the GM Minerals Plan, and a requirement of area specific policies within the Core Strategy).
35. In addition to the need for a supply of building stones for conservation and new construction, it is acknowledged in the Greater Manchester Joint Minerals Plan that, currently, the vast majority of such material is via imports outside the region. The proposed local supply would improve the sustainability of transporting materials from source to end user. The majority of the material to be exported from the proposed extension area, as with those from Montcliffe Quarry, will be distributed to the surrounding area, within an approximate 30 to 50km radius. The highest demand is expected from Greater Manchester and Lancashire.
36. Greater Manchester Minerals and Waste Unit has been consulted on the proposed development and have stated that whilst the sub-regional landbank currently exceeds the requirement for a minimum of 10 years for crushed rock (Policy 3 of the GM Minerals Plan) - the crushed rock being the ancillary aggregates in this case, not the dimension stone (gritstone/sandstone) - this is not a reason for refusal (the landbank is a minimum requirement, not a maximum). There is no landbank for dimension stone: the requirement for extracting dimension stone is instead based on need.
37. The volume of aggregate ('crushed rock') and mineral waste by-product extracted from the extension area will exceed that of the dimension stone, however the value of the dimension stone far outweighs that of the aggregate and it is the case for all dimensional stone quarries that building stone output will be less than volume of aggregate and mineral waste by-product.
38. In accordance with the second point of Policy 3 of the GM Minerals Plan, the application site is considered to contain adequate resources of the mineral in terms of quality and quantity for extraction to take place. Indeed it is identified as an Area of Search and a Mineral Safeguarding Area, and the adjacent quarry face and nearby boreholes indicate that there is a large sandstone deposit within the application site.

Alternatives

39. There are not considered to be any clear alternatives to the proposal. An equivalently viable resource would have to be identified and proven, as part of the search for any new, alternative site.
40. It is considered that the proposed development supports the objectives of the Greater Manchester Joint Minerals Plan and is in accordance with Policy P4 of the Core Strategy. In line with paragraph 205 of the NPPF, it is considered that the benefits of the proposed mineral extraction should be given great weight in the determination of this application.

Impact on the Landscape

41. Policy CG3 of the Core Strategy states [amongst other things] that the Council will conserve and enhance local distinctiveness ensuring development has regard to the landscape quality of the area, and will maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Any soft landscaping and landscape enhancement schemes should enhance biodiversity and be compatible with the nearby landscape types identified by the Landscape Character Assessment. Policy OA1.11 refers specifically to development in Horwich and Blackrod and states that the Council will ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.
42. The first reason for the refusal of planning application 05250/19 was:
- The proposed development, both during the extraction phase and following restoration, would fail to maintain and respect the landscape character of the area, contrary to Policies CG3 and OA1.11 of Bolton's Core Strategy.*
43. The application site and the wider area are located within the south western edge of the Southern Pennines National Character Area and within the Upland Moorland Hills Landscape Character Area. The application site covers an area of approximately 3.2 hectares and is rough grazing land. The site rises in a north eastern direction from 284mAOD along the southern boundary to 342mAOD in the north eastern corner.
44. The site is the existing hill above the existing north western face of Montcliffe Quarry. To the south are the operational areas of Montcliffe Quarry and further to the east is Pilkington Quarry. To the north and west is an expansive area of Open Access land which consists primarily of moorland. This rounded moorland upland provides long and expansive views across the lowland areas of the Middlebrook Valley to the south and south east. To the south east are gentler lower slopes. The immediate area is characterised in the main by farmsteads and residential properties in "ribbon development".
45. Montcliffe Quarry already influences the landscape of the area and is recognised as an intrusive feature within the landscape character of the area. In addition another quarry, Pilkington Quarry is in close proximity, though Quarry No.1 is currently being restored. Pilkington Quarry No. 2 has an approval for phased extraction and a north eastern extension has previously been approved to the north eastern face of Montcliffe Quarry (though a resubmission of this proposal is currently being assessed by the LPA (10395/21). Montcliffe Quarry will be restored in time in accordance with its latest planning permission.
46. The proposed development will result in a further extension to Montcliffe Quarry, with the land being reprofiled into a series of benches. This current application proposal differs from that refused under application 05250/19 in that the lowest depth of the quarry extension following extraction would be higher than previously proposed (290 AOD rather than 264 AOD). It is however not considered that the proposed change in depth would have a marked difference to the overall impact the extension would have on the landscape from surrounding viewpoints,

and the proposed 3 metre high bund along the western side of the extension area would continue to restrict views into the quarry extension.

47. The proposed reduction in depth would however result in the extraction phase of the development being 6 years shorter, with the extraction estimated to take 14 years rather than the originally anticipated 20 years.
48. The same Landscape and Visual Impact Assessment (LVIA) as submitted for application 05250/19 has been submitted for this application. This considers nine different surrounding public viewpoints from which impacts have been assessed. The cumulative visual effects of the other permitted quarrying works at Montcliffe and Pilkington Quarries have also been considered within the LVIA.
49. The Council's Landscape Officers have commented that the most significant visual impact will be from the public rights of way on the surrounding moorland, which wrap around the top of the application site, and on higher ground towards Rivington Pike, where the removal of a further 'chunk' out of the hillside will be more apparent. More distant views, generally from the west, south west and south (for example, from Horwich, Wingates and Hunger Hill) would also be impacted, but these would be cumulative to the existing view of the quarry faces and Landscape Officers consider that they would have lower impacts.
50. Once the extraction of mineral has been completed the site is to be restored in accordance with the proposed restoration masterplan, to facilitate natural regeneration of grass, heath and shrubs. The nature of quarrying processes means that the visual benefits from the restoration will only be evident in the longer term (rather than in the shorter term), once the extraction works have ceased. Restoration of the site would take up to 2 years following completion of the mineral extraction. Once the final benches have been developed, the upper sections of the site can be restored and then progressively restored from there on. This means that restoration can take place before the final extraction stage. As already reported, as the mineral will now be extracted from a shallower depth, restoration works will be able to take place sooner than originally proposed within application 05250/19.
51. The proposed north western extension to Montcliffe Quarry will result in the site and Montcliffe Quarry being more visible from surrounding areas, which officers again advise should be attached some planning harm in the determination of this application. However, officers continue to consider that the main harm caused to the landscape will be temporary in nature and that over time the development will better blend into the adjoining landscape following its restoration. This resubmitted application now shortens that the period for mineral extraction from the originally anticipated 20 years to 14 years. It is therefore considered that the proposed development has regard to the landscape character of the area and will not (over time) harm the landscape setting of the area, compliant with Policies CG3 and OA1.11 of the Core Strategy.
52. Conditions are suggested to ensure the 3 metre high screening bunds are kept in situ during the duration of the extraction operations, that the extraction of mineral ceases no later than 31 December 2036 and the site is restored within a further two year period, that further detailed plans are requested in relation to the proposed landscape and restoration scheme, and that a five year aftercare scheme is implemented.

Impact on the Purposes and Openness of the Green Belt

53. The Council's development plan policy concerning Green Belt is Policy CG7AP of the Allocations Plan. This states that the Council will not permit inappropriate development in the Green Belt and that inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings except for in a number of listed circumstances.

Paragraph 5.15 of the justification for Policy CG7AP states that, within the Green Belt, there is a presumption against development except for a few limited forms including mineral extraction.

54. Section 13 of the NPPF concerns protecting Green Belt land. Allocations Plan Policy CG7AP reflects the advice contained within this national guidance. Paragraph 150 of the NPPF states that certain forms of development are not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. These forms of development include "a) mineral extraction".

55. Paragraph 137 of the NPPF states that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

56. The second reason for the refusal of planning application 05250/19 was:

The proposed development would constitute inappropriate development in the Green Belt in that it would not preserve the openness of the Green Belt, contrary to Policy CG7AP of Bolton's Core Strategy.

57. Officers continue however to consider that the proposed development would not constitute inappropriate development in the Green Belt.

58. In *R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council* [2020] Lord Carnwath found, "A large quarry may not be visually attractive while it lasts, but the minerals can only be extracted where they are found, and the impact is temporary and subject to restoration. Further, as a barrier to urban sprawl a quarry may be regarded in Green Belt policy terms as no less effective than a stretch of agricultural land." Officers consider that the proposed quarry extension at Montcliffe would not constitute urban sprawl within the Green Belt and would not conflict with the any of the purposes of including land within the Green Belt.

59. The final landscaped restoration of the quarry following the extraction works is also not considered to be contrary to the purposes of Green Belt, as set out within paragraph 134 of the NPPF.

60. "Openness" of the Green Belt is not defined within the NPPF, but it is recognised that Green Belt designation is predominantly a spatial designation, though it has a visual element. Openness is a planning judgement for the decision taker. No buildings or structures are proposed as part of the development, therefore the openness of the Green Belt would not be affected by the presence of any of these. The proposed extraction of mineral would mainly consist of cutting into the hillside, which is not considered to harm openness in spatial terms, as this part of the development would not project above ground level. 3 metre high screening bunds are however proposed along the northern and north western site boundaries of the site. These bunds are, in part, intended to restrict public views into the quarry extension from the north and west, but it is not considered that the perception of the area's openness (and views across the site, especially views looking southwards and downhill) would be harmed by the presence of these bunds, and the bunds would eventually assimilate into the landscape (become part of the landscape during the extraction period of the development). The bunds are also temporary features, which would be removed (used as part of the restoration scheme) once extraction had ceased.

61. Longer views of the quarry extraction, from the south, would be in conjunction with the existing Montcliffe Quarry, Pilkington Quarry and the permitted north eastern extension to

Montcliffe Quarry. Whilst there would be a visual change (which is discussed in more detail below), it is not considered that this would be to such a degree that would harm the perceived openness of Green Belt.

62. It is also considered that the openness of the Green Belt would be preserved following the landscaped restoration of the site, with views across the site remaining open and with the land being regenerated with grass, heath and scrub to help it assimilate with the surrounding landscape.
63. For these reasons, it is considered that the proposed development would not constitute inappropriate development in the Green Belt as openness would be preserved and there is no conflict with the purposes of including land within the Green Belt.

Impact on Biodiversity

64. Policy CG1.1 of the Core Strategy states that the Council will safeguard and enhance the rural areas of the borough from development that would adversely affect its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value. Policy 13(v) of the Greater Manchester Joint Minerals Plan states that in defining the future use for the mineral site, restoration should be geared towards improvement of final landuse and should provide for the enhancement of the quality of the landscape, biodiversity assets, local environment, European sites, ecological value of the site of the setting of historic assets to the benefit to the local or wider community.
65. Section 15 of the NPPF concerns protecting and enhancing the natural environment.
66. As with application 05250/19, the applicant has submitted a Preliminary Ecological Appraisal, a bird survey and a soils appraisal with their application.
67. 1 hectare of the application site is located within the large Winter Hill and Smithills Moor Site of Biological Importance (SBI), which is listed for its dry modified bog and for the presence of a range of nesting birds. The SBI is Grade A and therefore of county importance. Bridge Street Local Nature Reserve is 1.3km away. Land to the north and east of the application site is within the West Pennine Moors SSSI (the application site is adjacent the SSSI), which supports an extensive mosaic of upland and upland-fringe habitats, including blanket bogs, wet and dry heathland, acid and lime-rich flushes, rush pastures and mire grasslands, acid grasslands, and wet and dry broadleaved woodlands and scrub.
68. The third reason for the refusal of planning application 05250/19 was:

The proposed mineral extraction would result in a loss of and harm to biodiversity during the operational phase of the development, contrary to Policy CG1.1 of Bolton's Core Strategy.
69. The proposed quarry extension would break into previously unquarried ground, leading to the loss of upland pasture/acid grassland and rock outcrops. The proposal will also lead to the loss of the existing rock face at the north western corner of the existing Montcliffe Quarry.

Birds

70. The neighbouring SSSI contains diverse assemblages of upland moorland, in-bye (farmland) and woodland breeding birds. Natural England reviewed the submitted bird survey during the determination of application 05250/19 and concurred that the application site is likely to provide low quality breeding habitat for species listed within the SSSI assemblage.
71. The presence of a raven/peregrine nest on the quarry face has been reported, which would be affected by the extension. Natural England have raised no objection, but (commenting on application 05250/29) recommended that a condition be attached to any approval for nest

monitoring to be undertaken prior to the commencement of any work to the quarry face or other rock faces that may be or may become suitable for nesting raptors. Although Natural England have not referred to this in their consultation response for this resubmitted application, officers consider that the imposition of this condition is again necessary.

72. With regards to bird species on the surrounding moorland Natural England previously considered, given the current quarrying operations and likely noise habituation of these smaller bird species, as well as the noise insulation properties that the proposed benching design, dry stone wall restoration and screen bunds are likely to provide, the proposed quarry extension would not have a significant displacement effect.

Other fauna

73. No evidence of badgers has been found and the site is considered to be largely poor habitat for reptiles.

Effects on the neighbouring SSSI

74. With regards to the potential for wind-blown (mineral) dust deposition upon the SSSI, the applicant has confirmed that no mechanical or chemical mineral processing (crushing, screening, washing) will take place within the proposed extension area. Mineral processing instead takes place within the existing quarry. Two new dust monitoring 'pads' are proposed around the proposed extension, which, along with existing monitoring pads, would monitor wind-blown material outside the quarry boundary. Natural England confirmed the acceptance of the pads in their proposed locations during the determination of application 05250/19.
75. The applicant is proposing to physically remove any potential connectivity between the soil horizons of the site and the neighbouring SSSI, to protect the hydrology of the neighbouring soils and peat. In order to achieve this, a standoff zone (an impermeable trench) is proposed within the site. A condition requiring further details of the trench is suggested.

Extraction phase

76. It is recognised that there will be a temporary displacement of habitats during the life of the proposed quarry operations, and owing to the nature of the proposal, mitigation cannot be provided on site.

Proposed restoration

77. The proposed restoration of the site has been designed to maximise the wildlife value of the completed landform, and this is to include regenerating the site with grass/heath and scrub and creating a low lying, semi-aquatic habitat on the lower area of the site.
78. Natural England previously confirmed that they are in favour of the proposed heathland regeneration and that the proposed wet woodland feature in the floor of the quarry extension would add to biodiversity net gain. Greater Manchester Ecology Unit also stated during the determination of application 05250/19 that the proposed final restoration scheme would provide compensation for the loss of habitat within the SBI in the long term.
79. As with previous approvals for Montcliffe Quarry, officers suggest that a condition requiring a five year aftercare scheme for the restored site be submitted to and approved by the Council.
80. Officers consider that the proposed construction/operational phase of the development would have a negative effect on biodiversity as habitats would be temporarily lost, but there will be a biodiversity gain following the restoration of the site. It is therefore considered that the proposed development would comply with Policy CG1.1 of the Core Strategy.

Impact on Traffic and the Surrounding Highways

81. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] freight movements and serving arrangements. Policy S1.2 states that the Council will promote road safety in the design of new development.
82. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
83. Vehicle access to the proposed quarry extension would be via the existing entrance to Montcliffe Quarry and via the existing internal routes within the quarry.
84. It is estimated that the proposed rate of working/extraction rates would require an average of 25 HGV movements in and out per day. The current permitted number of HGV movements for Montcliffe Quarry is a maximum of 100 in and 100 out per day, Monday to Friday, and 50 in and 50 out per day on Saturdays. The proposed (average) 25 HGV movements per day in association with the extended area would be part of these permitted movements and therefore no additional HGV movements in and out of the quarry are proposed in addition to those already approved.
85. A Unilateral Undertaking for the quarries (January 2012) restricts the combined number of HGV movements for both Montcliffe and Pilkington Quarries to a maximum of 170 in and 170 out per day, Monday to Friday, and 85 in and 85 out per day on Saturdays.
86. The proposed hours of working would be the same as currently permitted at Montcliffe Quarry, which are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays.
87. A routing agreement for all HGVs entering and exiting Montcliffe and Pilkington Quarries was drawn up by the applicant as part of the requirements of their Unilateral Undertaking (January 2012), which states that "all reasonable endeavours" will be exercised to ensure drivers avoid Horwich Town Centre via Church Street and Lee Lane in the period 30 minutes before and 10 minutes after normal opening time and 10 minutes before and 30 minutes after normal closing time of Horwich C of E Primary School. It is believed that this is adhered to.
88. Vehicles leaving Montcliffe Quarry egress via the wheel wash and are sheeted on departure. In addition to this, a road sweeper is employed to be continuously active along Georges Lane and Makinson Lane. This reduces any mud or debris on the roads.
89. The Council's Highways Engineers have again raised no objection to the proposed development. As part of their review of the proposals they have also checked the analysis of the available injury accident data for both Georges Lane and its junction with Chorley Old Road. This revealed no injury accident record associated with the movements of the HGVs at the quarries over the last five years.
90. Subject to conditions restricting the number of HGV movements in line with those approved already for Montcliffe Quarry, restricting the hours of operation, ensuring vehicles leaving the quarry are sheeted, and ensuring that the wheel wash at the entrance to Montcliffe Quarry remains in use during the lifetime of the permission, it is considered that the proposed development would not jeopardise highway safety or have a harmful impact on the capacity of the surrounding road network. It is therefore considered that the proposal complies with Policies P5 and S1.1 of the Core Strategy.

Impact on Residential Amenity

91. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and

security, and should not generate unacceptable nuisance, odours, fumes, noise or light pollution.

92. Paragraph 211 of the NPPF states that when determining planning applications for mineral extraction, local planning authorities should [amongst other things] ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties.
93. The nearest residential properties to the application site are approximately 400 metres away to the south west, on Georges Lane (Montcliffe Cottages, Montcliffe House and 12 to 30 Georges Lane). Amongst other neighbouring properties in the area, the houses on Markland's Road are approximately 550 metres away, Rocky Mount and Hill Crest are approximately 560 metres away, the houses on Makinson Lane are approximately 670 metres away and the houses at Heather Hall, Heather Hall Cottages and Slack Hall are approximately 950 metres away.

Hours of operation

94. The hours of operation for the proposed extraction and restoration works are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which are within the existing permitted hours of working at Montcliffe Quarry. No extension of operating hours is therefore proposed. The hours of operation would again be conditioned, should the application be approved.

Noise

95. Noise from all activity within Montcliffe Quarry (including operational noise, blast induced noise and noise from traffic movements, but excluding operations relating to top soil and stripping) is already limited by condition 11 of approval 09801/20 (last updated approval for Montcliffe Quarry), to 55dB as measured from the façade of the nearest noise sensitive properties (over a one hour period). Noise from operations relating to topsoil and stripping and other works in connection with landscaping and restoration is restricted to 70dB by condition 12 of approval 09801/20. Both of these noise limits are in accordance with guidance contained within the NPPG. Condition 5 of the approval requires the applicant to submit a quarterly noise monitoring report to demonstrate that these noise readings are being met.
96. The proposed operations within the quarry extension area would also need to adhere to these noise restrictions, as a cumulative noise reading for the wider Montcliffe operations. Conditions setting out the restrictions would be imposed again on any approval, as would a condition for a quarterly noise monitoring report to be submitted. The monitoring reports that have been submitted by the applicant demonstrate that the noise restrictions are not being breached in the areas where the monitoring has taken place.
97. It is again proposed that a condition is attached to any approval to ensure all plant, equipment and other machinery used in connection with both the extraction operations and restoration of the site are equipped with silencing equipment or sound proofing and that the hours of drilling operations and blasting operations are restricted.

Vibrations

98. The hours that blasting can occur and vibration limits to the blasting operations are again proposed to be restricted by conditions, in line with the existing approval for Montcliffe Quarry.

Dust and air quality

99. Dust and air quality are currently already strictly controlled and monitored at Montcliffe Quarry. This proposal does not seek to alter the current limits in place, or the previously agreed techniques for controlling air quality. Existing working practices and hours of

operations are not proposed to be changed as a result of this proposed development. Quarterly dust monitoring is a requirement of the existing Unilateral Undertaking for the quarries.

100. A condition is recommended be attached to any approval for a scheme to be submitted and agreed for details of the proposed dust and windblown material suppression for the extended area.
101. It is considered, subject to the suggested conditions, that the proposed north western quarry extension would not have any more of an undue harm on the amenity of neighbouring residents, than the existing quarrying operations, and therefore it is considered that the proposal is compliant with Policy CG4 of the Core Strategy.

Impact on Hydrogeology

102. Policy CG4.2 of the Core Strategy states that the Council will [amongst other things] ensure that development does not cause detrimental impacts upon water.
103. The application site is within a Secondary A Aquifer.
104. Additional hydrological assessments have been carried out by the applicant's environmental water management consultant, which have discovered that groundwater levels within the proposed extension area actually decline from 290 AOD at the northern extent of the application site to 260 AOD to the south. The consequence of this is that a maximum depth of extraction of 290 AOD is now proposed within the application site rather than the originally proposed 264 AOD, to ensure that extraction is maintained above groundwater levels.
105. The Environment Agency have commented that the proposed development (to the extension area to be worked in 15 metre benched down to a maximum level of 290 AOD in the centre part of that area and then gradually joined with the levels of the existing part of Montcliffe Quarry) is acceptable. They however comment that continuous groundwater monitoring around the site is required to protect and monitor the impact of the development on local resources and they have requested that the LPA attach a condition requiring this, should the application be approved.
106. Natural England were satisfied that the applicant's hydrology and hydrogeology assessment with regards to boreholes, geological profiles and porosity demonstrates that the proposed development would not lead to water being drawn away from the peatland habitats within the neighbouring SSSI.
107. It is therefore considered that the proposed development would not have an adverse impact on groundwater or the hydrology of the neighbouring SSSI, compliant with Policy CG4.2 of the Core Strategy.

Impact on Flood Risk

108. Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.
109. A Flood Risk Assessment (FRA) has been submitted with the planning application as the application site is greater than 1 hectare in size. The site is located with Flood Zone 1, which is considered to be at low risk of fluvial and tidal flooding. There are no existing natural surface watercourses within the application site.

110. It is not proposed to significantly alter the existing surface water drainage regime of Montcliffe Quarry as a result of the proposed development. The only change that would be made involves a minor redirection of the ephemeral drainage ditch that forms the southern boundary of the site. Water within the ditch currently flows directly into the quarry to collect in an existing lagoon; the proposed egress point would be simply located approximately 170 metres to the south east. Surface water would then flow to a separate, existing lagoon in the quarry floor.
111. The Council's Flood Risk/Drainage Officers have raised no objection to the proposal.
112. It is therefore considered that the proposed development complies with Policy CG1.5 of the Core Strategy.

Impact on Land Stability

113. Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination or ground instability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.
114. A Coal Mining Risk Assessment has been submitted with the application. The Coal Authority has confirmed that the application site does not fall with the defined Development High Risk Area and therefore they raise no concerns.

Impact on Archaeology

115. Policy CG3.4 of the Core Strategy states that the Council will conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.
116. Prior to the submission of the original planning application (as part of the EIA scoping consultation), Greater Manchester Archaeological Advisory Service (GMAAS) had advised that a Written Scheme of Investigation (WSI, an archaeological investigation) would need to be undertaken prior to commencement of any development. A condition requiring this is therefore suggested. GMAAS has raised no objection to the proposal.

Other Matters

117. No public rights of way enter the application site and therefore their integrity would not be affected by the proposed development.
118. Aviation safety is not considered to be a consideration for this proposal.
119. Natural England has confirmed that the proposed development would not lead to the loss of the "best and most versatile" agricultural land (paragraphs 170 and 171 of the NPPF).
120. The applicant would need to vary the relevant conditions within planning permission 09801/20 with regards to the restoration of the main quarry, so that the proposed restoration scheme for the main quarry ties in with the proposed restoration for the proposed extension (as the scheme for the main quarry currently retains the north western quarry face). It is expected that this application would be submitted following an approval of this application.

Conclusion

121. The application site is located within an Area of Search for Sandstone within the Greater Manchester Joint Minerals Plans and within the Council's Allocations Plan (Policy P4). Policy 1 of the Greater Manchester Joint Minerals Plan (which forms part of Bolton's development

plan) makes a presumption in favour of sustainable minerals development. It states that positive consideration will be given to minerals development which accords with the policies set out in the development plan and such development will be considered to be sustainable and will be permitted unless other material considerations indicate otherwise. Paragraph 211 of the NPPF also advises, when determining planning application, great weight should be given to the benefits of mineral extraction, including to the economy. Officers therefore consider that "great weight" should be given in the planning balance to the proposed additional mineral extraction from the application site.

122. As with the previous application for the proposed quarry extension (05250/19) Officers have identified that there will be harm to the landscape during the mineral extraction phase of the proposed development, however this harm will be in temporary in nature, as following restoration the development would better assimilate with the adjoining landscape. Officers therefore consider that moderate harm should be given to the proposal's impact on the landscape.
123. Officers again continue to advise that the proposed development would not constitute inappropriate development in the Green Belt as it is considered, for the reasons discussed above, that openness would be preserved and there is no conflict with the purposes of including land within the Green Belt.
124. Officers also continue to consider that the proposed construction/operational phase of the development will have a negative effect on biodiversity, but there will be a biodiversity gain following the restoration of the site.
125. No further harm has been identified by Officers.
126. With regards to the planning balance, Officers consider that the great weight to be attached to the proposed mineral extraction outweighs the moderate harm to the landscape and to biodiversity during the operational/extraction phase of the development. This resubmitted application is materially different to previous application 05250/19 in that the timescale required for the extraction of the mineral is now less than previously anticipated (as 820,000 less tonnes of mineral is to be extracted) and therefore this is also considered to reduce the temporary harm identified above. Members are therefore recommended to approve this resubmitted application, subject to the suggested conditions.

Representation and Consultation Annex

Representations

Letters:- 26 letters of objection have been received, which raise the following concerns:

- The original application was unanimously refused by Bolton's Planning Committee and this application proposes the same;
- Significant harm to the landscape;
- The quarry is already a scar on the landscape;
- Inappropriate development in the Green Belt;
- Loss and harm to biodiversity;
- Ecology in the area is precious with the site being within a SBI and neighbouring a SSSI;
- Should not have to wait until 2038 for biodiversity net gain to be delivered;
- It would be environmental destruction;
- HGVs are depositing dust and dirt on local roads;
- Dust creation. Dust on neighbouring properties. Impact on health from dust;
- Noise. Will create excess and prolonged noise disturbance. Noise from the quarry is already a great disturbance. Noise from the quarry can be heard a great distance away;
- The noise assessments submitted are flawed as they only test sites close to the quarry which are shielded by barriers;
- Disruption from additional blasting;
- Detriment to residential amenity and quality of life;
- Increase in traffic;
- Highway and pedestrian safety concerns;
- Damage to road surfaces through HGV movements (Officer comment: this would be a matter for the Local Highways Authority);
- Some of the HGV drivers are aggressive and speed. Inconsiderate parking (Officer comment: these would be Police matters and are therefore not a planning matter);
- Increased risk of flooding;
- Effect on conservation area (Officer comment: the application site is not within a conservation area. Officers however assume that the objector is referring to biodiversity issues);
- The applicant keeps extending the dates for competition/restoration of the quarry;
- No local benefits, only benefits to the applicant;
- There is no need for further aggregates. The aggregate bank for England is full which means there should only be aggregate from the process of block stone extraction. The sub-regional landbank for crushed stone is already exceeded;
- Effect on house process (Officer comment: this is not a material planning consideration).

It is considered that the concerns without a specific officer comment are addressed within the analysis of this report.

Horwich Town Council:- raised an objection at their meeting of 20 March 2021 as they considered the proposed development would have negative impacts on the landscape, would be inappropriate development which would fail to preserve the openness of the Green Belt, and would result in loss and harm to biodiversity.

Chorley Council:- were consulted as the neighbouring authority and raised no objection.

Elected Members:- Cllr. Silvester has requested that the application be heard before Committee and has objected to the proposal for the following reasons:

- The application is no different to the one which was refused
- The previous reasons for refusal are still perfectly valid and nothing has changed

- The proposed extension would not preserve the openness of the Green Belt as it the openness will be completely eradicated as the land will literally be taken away because it will be extracted altogether.

Consultations

Advice was sought from the following consultees: Highways Engineers, Pollution Control Officers, Landscape Officers, Greenspace Officers, Drainage Officers, Public Rights of Way Officer, Minerals and Waste Unit, the Environment Agency, Greater Manchester Ecology Unit, Natural England, Woodland Trust, Historic England, Greater Manchester Archaeological Advisory Service, Coal Authority, Peak and Northern Footpaths Society, Ramblers Association, Open Space Society, United Utilities and the National Planning Casework Unit.

Planning History

Application Site

05250/19 – Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of gritstone for the purpose of producing high grade stone and aggregates – Refused by Planning Committee in March 2021 for the following reasons:

1. *The proposed development, both during the extraction phase and following restoration, would fail to maintain and respect the landscape character of the area, contrary to Policies CG3 and OA1.11 of Bolton's Core Strategy.*
2. *The proposed development would constitute inappropriate development in the Green Belt in that it would not preserve the openness of the Green Belt, contrary to Policy CG7AP of Bolton's Core Strategy.*
3. *The proposed mineral extraction would result in a loss of and harm to biodiversity during the operational phase of the development, contrary to Policy CG1.1 of Bolton's Core Strategy.*

The applicant has appealed against this refusal (appeal reference APP/N4205/W/21/3274546) but the Planning Inspectorate has yet to make a final decision.

Montcliffe Quarry

09801/20 – Permission was granted at Committee in March 2022 for the variation of condition 14 on planning approval 97782/16 to allow an additional access to/from the quarry. The deadline for mineral extraction remains as until 20/02/33, with restoration until 20/02/35.

97782/16 - Permission was granted at Committee in January 2017 for the variation of condition 2 on planning approval 86368/11 to extend the deadline for commencement of restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and site progressively restored. This gave a deadline for mineral extraction until 20/02/33 and quarry restoration until 20/02/35.

86368/11 - Permission was granted in February 2012 for the variation of condition 2 on approval 72520/05 to remove the deadline for the commencement of the restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and the site progressively restored. This gave a deadline for mineral extraction until 20/02/21 and quarry restoration until 20/02/23.

72520/05 - Permission was granted in July 2006 for the variation of condition 2 on approval 44430/93 to allow additional time to complete mineral extraction by 21/09/2011 and quarry restoration by 21/09/2012.

An application to vary condition 6 on 44430/93, withdrawing permitted development rights for all forms of ancillary development was approved in February 1998 (51995/97).

In May 1997 permission was granted for the erection of a workshop building and store (50494/97).

44430/93 - Permission was granted in September 1995 for the extension of quarrying operations including landscaping and improved vehicular access. The deadline for mineral extraction on this permission was 21/09/2005 and the quarry restoration 21/09/2007.

Application 41404/92 for the extension of quarrying operations including the relocation of weighbridge, weighbridge office and sheeting bays, erection of WC with septic tank, alterations to access and landscaping was refused in February 1992.

Application 39202/91 for the extension of the quarry and associated landscaping works was refused in December 1991.

North eastern extension at Montcliffe Quarry

93076/14 - Permission was granted at Planning Committee in February 2015 for the re-profiling and stabilisation works of the north eastern face of the quarry to alleviate health and safety concerns identified through a quarry regulations appraisal. This extension to the quarry covered an area of 3.4 hectares. The end-date for mineral extraction was 20/02/21.

Land between Montcliffe and Pilkington Quarries

08698/20 - Retrospective permission for erection of offices and extension to maintenance sheds, formation of hardstanding and HGV parking and wash areas together with gas/petrol pump and stone retaining walls. This application was allowed at appeal in February 2022 (APP/N4205/W/21/3274951).

Applications relating to Montcliffe Quarry currently being considered

09814/20 - Retention of concrete batching plant at Montcliffe Quarry. This application will be heard before a future Planning Committee.

10395/21 - Variation of condition 2 of planning permission 93076/14 to increase the period of time for re-profiling and stabilisation works of the north eastern face of the quarry by 10.5 years. This application will be heard before a future Planning Committee.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

1 Cessation of works

The extraction of mineral from the north western face of Montcliffe Quarry, for which permission is hereby granted, shall cease not later than **31st December 2036** and the site shall then be restored in accordance with the conditions of this permission and in any event within a further period of two years from the cessation of extractive operations, which is the earliest.

Reason

To ensure a satisfactory form of development and control of life of the site.

2 **Written Scheme of Investigation (WSI)**

No development groundworks shall take place until the applicant has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - a detailed topographical survey to locate and record earthworks
 - geophysical evaluation survey
 - targeted evaluation trenching of earthworks and geophysical anomalies
 - where merited by the evaluation trenching, open area excavation.
 - archaeological watching brief of controlled top-soil strip.
 - where merited by the watching brief, open area excavation.
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological, historical and architectural interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason

In the interests of archaeology and to comply with policy CG3.4 of Bolton's Core Strategy and in accordance with paragraphs 197 and 199 of the NPPF.

Reason for pre-commencement condition: Site investigation works need to take place prior to the start of any extraction work.

3 **Nest monitoring**

Prior to the commencement of any work on the existing quarry face (the north western face of Montcliffe Quarry) or any work on any other rock faces that may be or become suitable for nesting raptors, a bird nest monitoring survey, to ensure that a nest site has not been established on the face subject to the proposed work, shall be submitted to and approved in writing by the Mineral Planning Authority. No works shall commence until it has been confirmed that no nest sites have been established or that appropriate measures (to be approved in writing by the Minerals Planning Authority) have been put in place to protect the nests/nesting birds.

Reason

To safeguard the habitats of protected species and to comply with policy CG1 of Bolton's Core Strategy.

Reason for pre-commencement condition: Any works on site could harm protected species if not properly managed so details of the matters set out above must be submitted and agreed in advance of works starting.

4 **Groundwater monitoring**

The development hereby permitted shall not be commenced until a groundwater monitoring network scheme has been established, including newly installed boreholes, and details of the scheme submitted to and approved in writing by the Local Mineral Authority. Post-approval, the network of monitoring boreholes must be maintained, and water levels measured monthly throughout the period of development. Any monitoring boreholes lost,

damaged, or blocked must be restored or replaced. All levels should be related to ordnance datum, along with the contemporary water level in each sump or lagoon on site. If any dewatering is to take place, the quantity of water removed shall be recorded, - at intervals no more than 12 months, the water level records shall be submitted to the Mineral Planning Authority.

Reason

To protect groundwater resources from an adverse impact of quarrying operation and to comply with policy CG4.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The scheme should be known prior to commencement of works as this may impact on how the works are carried out.

5 Impermeable barrier along north eastern boundary

Prior to the commencement of development full details of the proposed impermeable barrier to be created along the north eastern boundary of the site, to physically remove any potential connectivity between the soil horizons of the site and the neighbouring SSSI, shall be submitted to and approved in writing by the Minerals Planning Authority. The approved barrier (trench) shall be constructed in accordance with the approved details, within a timeframe to be agreed with the Minerals Planning Authority, and shall be retained thereafter, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To protect the hydrology of the soils within the neighbouring West Pennine Moors SSSI and to comply with policies CG1.1 and CG4.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The design of the barrier needs to be known prior to commencement of works as this may impact on how the works are carried out.

6 Noise assessment

Prior to the commencement of the development hereby approved, a site-specific noise assessment, taking into account the potential worst case noise levels of the proposed operational noise (including blast induced noise) and noise from traffic movements upon the closest sensitive receptors to the application site, shall be submitted to and approved in writing by the Minerals Planning Authority.

Reason

To safeguard the amenity of neighbouring residents in regards to noise and to comply with policy CG4 of Bolton's Core Strategy.

Reason for pre-commencement condition: To gain a better understanding of noise related issues prior to commencement of operations.

7 Dust monitoring pads

Prior to the commencement of development the two dust monitoring pads, as shown on drawing 200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads and Ephemeral Stream"; dated 21/03/2019, shall be installed in the approved locations and shall remain until the development hereby approved has been completed, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To enable monitoring of the effects of wind-blown materials on the neighbouring SSSI through the lifetime of the development and to comply with Policy CG1.1 of Bolton's Core Strategy.

Reason for pre-commencement condition: The pads should be installed prior to commencement of development to ensure effective monitoring.

8 Reasonable measures to control dust

Prior to the commencement of development, a scheme showing all reasonable measures to be taken to ensure that the operations do not give rise to nuisance by virtue of dust or wind-blown material, which shall include the use of water to suppress dust generated in all operational areas and the collection of windblown materials as necessary and in any event at the end of each working day, shall be submitted to and approved in writing by the Mineral Planning Authority and shall be implemented in full on commencement of activities. This scheme must also include details of how dust from the haul road and vehicles will be controlled.

Reason

To minimise the impact of wind-blown dust and materials on the general and residential amenity and to comply with policy CG4 of Bolton's Core Strategy

Reason for pre-commencement condition: The control of dust and wind-blown material should be understood prior to operations first beginning.

9 Screen bund

The north-western screen bund shall be constructed and landscaped in full accordance with drawing MC1238-D2v2; "Details of North-western Screen Bund with Modified (2022) Quarry Design"; dated Jan 2022 within a timeframe to be agreed by the Minerals Planning Authority prior to the commencement of development. The screen bund shall be retained as approved until mineral extraction has ceased, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To safeguard the character and appearance of the area by screening the development from public views and to comply with Policies CG3 and OA1 of Bolton's Core Strategy.

Reason for pre-commencement condition: The timeframe for constructing the bund is required prior to commencement of development, to ensure that it is construction at the appropriate time and that it will serve its purpose.

10 Detailed restoration scheme

Within six months of the date of this decision a detailed landscape and restoration scheme to be submitted to and approved in writing by the Mineral Planning Authority. The submitted scheme shall also include proposed ecological enhancement measures. The approved scheme shall be implemented in full and carried out with any approved phasing details, which are to be included as part of the scheme, and subsequently approved by the Local Planning Authority.

Reason

To ensure the satisfactory restoration of the application site and to comply with policies CG1.1, CG3 and OA1 of Bolton's Core Strategy.

11 Five year aftercare scheme

A five year aftercare scheme shall be submitted for the approval of the Mineral Planning Authority not later than one year after the date of this permission and shall specify the steps to be taken and the periods during which they are to be taken. The aftercare plan shall provide for an annual review between the mineral operator and the Mineral Planning Authority at which time such a scheme may be varied as necessary and thereafter

implemented in accordance with the agreed scheme.

Reason

To ensure the satisfactory restoration of the site and to comply with policies CG1.1, CG3 and OA1 of Bolton's Core Strategy.

12 Monitoring of blasting operations

In line with condition 4 of planning approval 09801/20, each blasting operation at the quarry extension shall be monitored and the results recorded to assess vibration propagation. At 3 monthly intervals the results and regression curves of peak particle velocity against scale distance shall be supplied to the Mineral Planning Authority. The regression curves supplied shall be the mean curve and the 95% percentile limit curve.

Reason

To ensure comprehensive monitoring of the blasting operations and to protect the amenities of neighbouring properties, and to comply with policy CG4 of Bolton's Core Strategy.

13 Noise monitoring - quarterly report

In line with condition 5 of planning approval 09801/20, and unless otherwise agreed in writing with the Mineral Planning Authority, monitoring of noise from site operations shall be undertaken once a quarter for a one hour period on any working day, or at a time interval to be agreed with the Mineral Planning Authority at the noise control points at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane. The results of the monitoring shall be recorded and submitted to the Mineral Planning Authority on the last working day of each calendar quarter for the duration of the operations and shall include:-

- a) The measured one hour LAeq in dB;
- b) Date and time of measurement;
- c) Description of site activities;
- d) Details of measuring equipment; and
- e) Weather conditions including wind speed and direction.

Reason

To protect neighbouring residential amenity and to comply with policy CG4 of Bolton's Core Strategy.

14 Dust monitoring - quarterly report

The results from the dust monitoring pads as shown on approved drawing 200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads & Ephemeral Stream"; dated 21/03/2019 shall be recorded and submitted to the Mineral Planning Authority on the last working day of each calendar quarter for the duration of the approved site operations.

Reason

To protect the neighbouring SSSI from dust and wind-blown material from the quarry extension and to safeguard the amenity of neighbouring residents, through the lifetime of the development, and to comply with Policies CG1.1 and CG3 of Bolton's Core Strategy.

15 Removal of plant, etc following cessation of operations

Within a period of 3 months from the cessation of extractive and restoration operations hereby permitted, a scheme for the removal of all plant, machinery and hard surfaced service areas associated with quarrying operations, and subsequent restoration of those areas, shall be submitted to the Minerals Planning Authority for approval. The approved

scheme shall be implemented within a further period of 9 months from the date of its approval in accordance with the restoration and aftercare requirements of this permission unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To ensure the satisfactory restoration of the site and to comply with policies CG3 and OA1 of Bolton's Core Strategy.

16 Hours of working

No work on the site (including the repair of plant machinery and the movement of such machinery) shall be carried out on the site outside the following hours:-

07:00 to 18:00 hours Mondays to Fridays

07:30 to 13:00 hours Saturdays

unless previously agreed in writing with the Mineral Planning Authority or specified elsewhere by this permission.

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance, and comply with policy CG4 of Bolton's Core Strategy.

17 Hours for drilling operations

No drilling operations shall be carried out on the site outside the following hours:-

07:00 to 17:30 hours Mondays to Fridays

08:00 to 12:00 hours Saturdays

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance, and to comply with policy CG4 of Bolton's Core Strategy.

18 Hours for blasting operations

No blasting operations shall be carried out on the site outside the following hours:-

10:00 to 12:00 and 13:00 to 15:00 hours Mondays to Fridays

In the event of a blast being necessary outside those hours the Mineral Planning Authority shall be notified immediately and in any event within 48 hours of the blast occurring.

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance, and to comply with policy CG4 of Bolton's Core Strategy.

19 Ground vibrations limit

Blasting operations shall not result in ground vibrations with a peak particle velocity greater than 10mm per second in any plane as measured at the nearest occupied building to such operations and 95% of all blasts throughout the duration of operations shall not exceed a peak particle velocity of 6mm per second.

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance, and to comply with policy CG4 of Bolton's Core Strategy.

20 Noise limit

Noise from any activity (with the exception of those relating to top soil and stripping) shall not exceed the equivalent continuous sound level (LAeq, 1 hour) measured over a one hour period of 55dB as measured 3 metres from the facade of those noise sensitive properties located at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane.

Reason

To minimise the impact of noise on residential amenity and to comply with policy CG4 of Bolton's Core Strategy.

21 Noise limit - top soil and stripping operations

Operations relating to top soil and stripping and other works in connection with landscaping and restoration shall not exceed an equivalent continuous sound level (LAeq, 1 hour) measured over a one hour period of 70dB as measured 3 metres from the facade of those noise sensitive properties located at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane.

Reason

To minimise the impact of noise on residential amenity and to comply with policy CG4 of Bolton's Core Strategy.

22 Silencing equipment/sound proofing

All plant, equipment and other machinery used in connection with the development, operation, maintenance and restoration of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturers original specification and maintained in such conditions at all times.

Reason

To minimise the impact of noise on the general and residential amenity and to comply with policy CG4 of Bolton's Core Strategy.

23 HGV movements

In line with condition 15 of planning approval 97782/16, not more than 100 heavy goods vehicle (HGV) movements to the site and 100 HGV movements from Montcliffe Quarry (including those to enable the full restoration of the whole areas of the site subject to quarrying) shall

take place during any single day Monday to Friday and no more than 50 HGV movements to and 50 from Montcliffe Quarry on Saturdays. There shall be no HGV vehicle movements on Sundays and Bank Holidays.

Reason

In the interests of the amenities of local residents, highway safety and the protection of the surrounding highway infrastructure.

24 Vehicle sheeting

All vehicles carrying waste or recycled materials leaving the site shall be suitably netted or

sheeted to ensure materials are secure and are not deposited on the highway.

Reason

In the interests of the visual appearance of the locality and highway safety and to comply with policies S1.2 and CG3 of Bolton's Core Strategy.

25 Imported material

No material shall be imported onto the site other than to fulfill the final restoration contours.

Reason

For the avoidance of doubt.

26 Cessation of mineral extraction prior to achievement of final levels

In the event of a cessation of mineral extraction prior to the achievement of the final levels under the approved scheme, which in the opinion of the Minerals Planning Authority constitutes a permanent cessation, a revised restoration scheme is to be submitted to and approved in writing by the Minerals Planning Authority. The approved scheme shall be fully implemented within one year of the date of which minerals extraction operations ceased unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To ensure a satisfactory restoration scheme in the event that mineral extraction is ceased prior to the approved final levels being achieved, and to safeguard and enhance the landscape character of the area compliant with Policies CG3 and OA1 of Bolton's Core Strategy.

27 Approved plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

3245/HIA/01; "Site Location"; dated Nov 21

200/20-2 Rev 3.0; "Site Plan"; dated 03/01/2019

200/20-5 Rev 2.2; "Working Area"; dated 17/12/2018

MC1238-D2v2; "Details of North-western Screen Bund with Modified (2022) Quarry Design"; dated Jan 2022

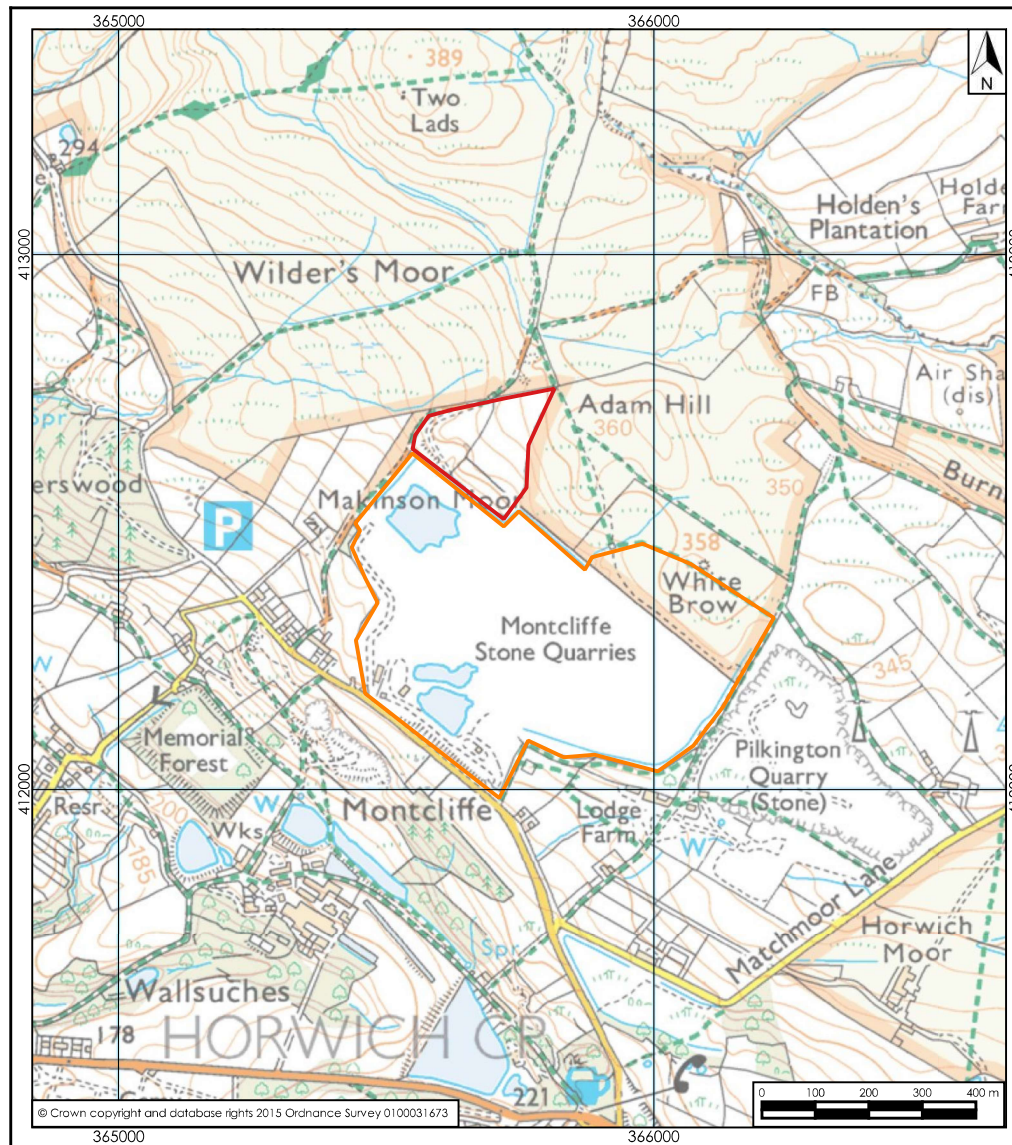
MC1238-D1v2; "Restoration Masterplan for Modified (2022) Quarry Development"; dated Jan 2022

200/20-6 Rev 2.2; "Phased Scheme of Soil Stripping"; dated 17/12/2018

200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads & Ephemeral Stream"; dated 21/03/2019

Reason

For the avoidance of doubt and in the interests of proper planning.



Legend

Site

Application Area

Existing Permission Boundary

Scale correct at A4

hafrenwater 
environmental water management

Barkers Chambers • Barker Street • Shrewsbury •
Shropshire • SY1 1SB
www.hafrenwater.com • Tel. 01743 355 770

Client Armstrongs Aggregates

Title Site Location

Project Montcliffe Quarry

Drawing 3245/HIA/01

Version 1

Date Nov 21

Scale 1:10,000



Key

Planning Application Boundary (the Site),

Consented planning boundary set out on Restoration Plan Ref. L4114/01

Ordnance Survey contour data beyond the Quarry

Existing contours illustrated in areas not subject to landform alteration

Proposed restoration contours with steeper slopes indicated by tadpoles

Existing quarry faces retained

Proposed quarry faces as rock features/habitat

Existing dry heathland retained

Grassland communities retained as existing or peripheral restoration areas, comprising a mix of acid, neutral and scrub habitat

Existing grassland and scrub/wood retained

Existing grass and dry heath community retained

Areas proposed for dry heathland restoration using natural soil substrate sourced within quarry

Areas proposed for acid grassland restoration

Areas proposed for roll-over feature slope

Wetland areas, comprising existing and proposed water bodies with linking ditches

Proposed woodland planting using native broadleaf species

Access tracks

ARMSTRONGS AGGREGATES LTD.
Montcliffe Quarry
Proposed North-Western Extension

Restoration Masterplan for Modified (2022) Quarry Development

Client:

Project:

Title:

CAD Ref:

Version:

Drawn By:

Map scale:

Date:

MC1238-D1v2

2

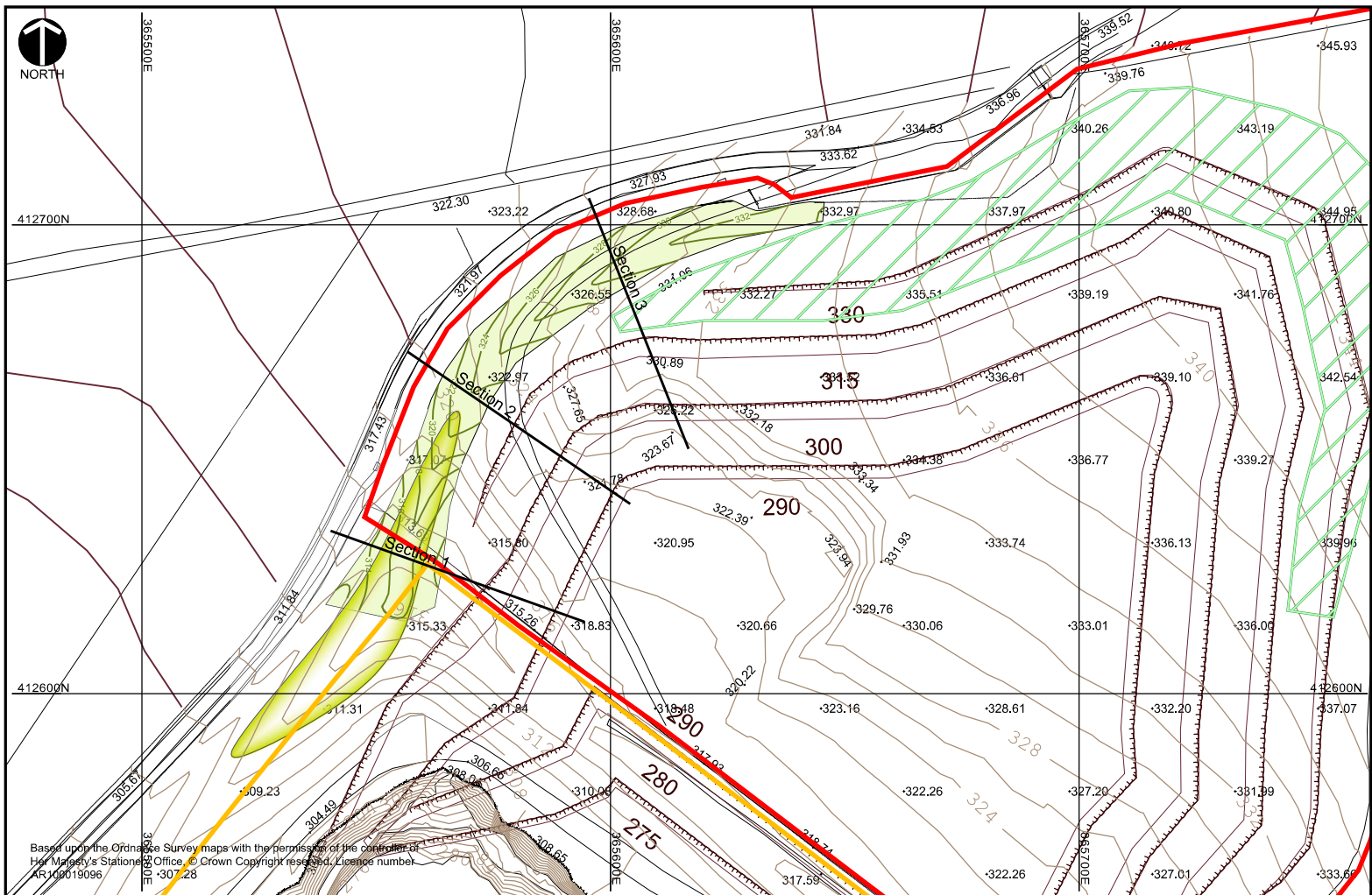
RB

1:30000 @ full page A3

Jan 2022

bright & associates
Landscape and environmental consultants
Pier Three House Quarry Quarrying SY10 8EP
01891 682 773 www.brightassociates.co.uk
Registered Practice

Figure L16
(Rev A)



Key for plan

- Planning Application Boundary (the Site), Consented planning boundary
- Contour data of existing topography
- Proposed quarry faces as rock features/habitat
- Areas proposed for roll-over feature slope
- Proposed screen bund footprint and contour form
- Proposed Goat Willow, Hawthorn and Mountain Ash planting on periphery of quarry and southern part of screen bund

Key for sections

- Existing topography
- Proposed quarry development
- Proposed screen bund
- General sightline from adjacent public road

Client: **ARMSTRONGS AGGREGATES LTD.**

Project: **Montcliffe Quarry
Proposed North-Western Extension**

Title: **Details of North-western Screen Bund
with Modified (2022) Quarry Design**

CAD Ref:	Version:	Drawn by:	Map and section scale:	Date:
MC1238-D2v2	2	RB	1:1000 @ A3	Jan. 2022

bright & associates
landscape and environmental consultants
Pear Tree House Dovaston Westbury Shropshire SY10 6DP
01991 682 773 www.bright-associates.co.uk
Registered Practice Institute

Drawing:

MC1238-D2

