

**ANGUS COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (SCOTLAND) REGULATIONS 2013**



**PLANNING PERMISSION - CONDITIONAL APPROVAL**

**REFERENCE : 19/00083/FULM**

To: **D Geddes (Contractors) Ltd  
c/o Dalgleish Associates Ltd  
1 Sinclairs Street  
Dunblane  
FK15 0AH**

With reference to your application dated **8 February 2019** for planning permission under the above mentioned Acts and Regulations for the following development viz:-

**Proposed Extension of Hatton Mill Quarry for the Extraction of Sand and Gravel including the Restoration of the Land at Hatton Mill Quarry Kinnell Friockheim DD11 4UL for D Geddes (Contractors) Ltd**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Grant Planning Permission (Committee Decision)** for the said development in accordance with the particulars given in the application and plans docquetted as relative hereto in paper or identified as approved on the Public Access portal.

The permission is subject to the following conditions, namely:-

1. That extraction of minerals shall cease no later than 4 years from the date of commencement of development, and restoration of the site shall be completed within a period of 5 years from the date of commencement of development. The Planning Authority shall be notified in writing of the date of commencement of development not less than 5 working days prior to the date of commencement of development. The applicant shall obtain written confirmation from the Planning Authority that all site restoration works have been completed in accordance with the approved restoration scheme.
2. That except as otherwise provided for and amended by the terms of this permission, the development shall be undertaken in accordance with the provisions of the Proposed Balneaves Extension to Hatton Mill Quarry, Friockheim Environmental Impact Assessment Report by Dalgleish Associates, Limited dated February 2019. Specifically the development shall be undertaken in accordance with the mitigation identified in Chapter 11 of the Environmental Impact Assessment Report.
3. That from the commencement of quarrying and thereafter for the duration of this permission, the quarry excavation shall be worked in accordance with the approved Hatton Mill Extension Quarry Development Plans Phases 1 and 2 (Figures 3.1 - 3.2 of the Environmental Impact Assessment Report) and the working programme and figures specified Environmental Impact Assessment Report. No extraction shall take place out with the defined phases.
4. That the annual rate of extraction from the quarry area as measures in any 12 month period shall be no more than 130,000 tonnes per annum. The Planning Authority shall be provided in writing, details of annual output/ production at no more than 12 monthly intervals from the date of commencement of extraction.
5. That no development in connection with the planning permission hereby approved shall take place until the following details have been submitted to and approved in writing by the Planning Authority:-

- (a) A detailed restoration scheme (including a programme for implementation). The restoration scheme shall be consistent with Section 3 and Figure 3.3 of the Environmental Impact Assessment Report and the guidance in PAN 64: Reclamation of Surface Mineral Workings (2002) but shall make provision for revised gradients and boundary planting adjacent to the southern and western boundaries. The submitted scheme shall provide:-
- (i) Details of the proposed topography; including details of levels construction, sections, drainage, soil coverage, final boundaries, phasing and relationship to adjoining land;
  - (ii) Details of quantity and type of material to be imported to facilitate restoration. For the avoidance of doubt only inert material will be used for restoration;
  - (iii) Details of grass seed mixes to be used;
  - (iv) Details of all landscape planting, including the location, size, number and species of trees and shrubs; and
  - (v) Details of new habitat creation.

All planting shall comprise native plant species that support local biodiversity and habitat provision. Restoration of the site shall be undertaken in accordance with the approved restoration scheme;

- (b) A landscaping aftercare and long term management plan in conjunction with the restoration scheme that shall provide for the aftercare of progressively restored areas during the lifetime of the operation of the quarry and following completion of the final restoration. Thereafter the approved management plan shall be fully implemented and be carried out during the aftercare period of 5 years following the completion of the restoration of the site;
- (c) Details of a bond or other financial provision to cover all site restoration costs. This shall include provision for the regular review of the bond value. No work shall commence on the site until the developer has provided documentary evidence that the proposed bond or other financial provision is in place and written confirmation has been given by the Planning Authority that the proposed bond or other financial provision is satisfactory. The developer shall ensure that the approved bond or other approved financial provision is in place throughout the operational life of the development hereby approved;
- (d) Precise details of the location, extent, height and profile of the proposed screening bund to be formed at the south and south west boundary of the application site. For the avoidance of doubt the submitted scheme shall make provision for the extension of the screening bund along the western extent of the existing quarry road. Thereafter the bund shall be formed in accordance with the approved details prior to the extraction of minerals from the site;
- (e) A noise management strategy, incorporating measures outlined in PAN 50 Annex A: The Control of Noise at Surface Mineral Workings and noise mitigation measures indicated in the Environmental Impact Assessment Report. The noise management strategy shall also include:-
- A noise monitoring scheme and complaint investigation procedure; and
  - Provision for the regular review of the effectiveness of noise mitigation measures and updating of the management strategy to reflect best practice.

Thereafter the approved noise management strategy shall be fully implemented upon commencement of the development and remain in place for the duration of the development hereby approved;

- (f) A dust management strategy, incorporating measures outlined in PAN 50 Annex B and dust mitigation measures indicated in the Environmental Impact Assessment Report. The dust mitigation strategy shall also include:-
- A dust monitoring scheme and complaint investigation procedure; and
  - Provision for the regular review of the effectiveness of dust mitigation measures and updating of the management strategy to reflect best practice.

Thereafter the approved dust management strategy shall be fully implemented upon commencement of the development and remain in place for the duration of the development hereby approved.

- (g) A soils handling scheme. The soils handling scheme shall contain a detailed strategy for the handing and management of soils during the development and associated restoration. All soil stripping, handling and storage shall be carried out in accordance with the approved soils handling scheme;
- (h) An archaeological written scheme of investigation (WSI) and a programme of archaeological works in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

6. That the hours of operation of plant and equipment associated with the extraction, processing and transport of sand and gravel shall be restricted to:-

- 0700 to 1900hrs Monday to Friday inclusive;
- 0700 to 1200hrs on Saturdays; and
- For the avoidance of doubt there will be no work on Sundays or public holidays.

7. That noise from all plant, machinery and operations associated with the development shall not exceed the following levels at the specified locations: -

<b>Receptor</b>	<b>Noise Limit (dB LAeq,1hr)</b>
Hatton Mill Farmhouse	53
Hatton Mill Farm Cottages	55
No. 1 Hatton Mill Farm Cottages	55
Balneaves Cottage	49
Kinnells Mill	49
Douglasmuir	45

8. That during soils removal and screening bund construction and removal the noise level shall not exceed 70dBA Leq (1 hour) free field at any noise sensitive receptor. Soil removal and screening bund construction shall be limited to a period of 8 weeks in any 12 month period and a record of the times and dates of such operations shall be kept by the site operator shall be made available to the Planning Authority upon request.

9. That all reversing alarms fitted to vehicles or mobile plant operating within the application site shall be of either a broadband sound or non-audible type.

10. That before the date falling 12 months after the date of commencement of development and thereafter at 12 monthly intervals, the operator shall submit a quarry progress plan for the written approval of the Planning Authority. Each quarry progress plan shall:-

- (a) Provide an up-to-date survey drawing illustrating the progress of quarrying operations;
- (b) Identify the current location of extraction areas;
- (c) Identify the size of the quarry extraction area, areas of completed soil stripping and replacement works;
- (d) Identify the extent of restored land and implemented landscaping works; and
- (e) Identify the projected operations and restoration during the forthcoming 12 month period.

11. Before 30 June in each year during the aftercare period (defined in condition 5(b)), a written report of (i) the aftercare operations carried out during the preceding year (or part year), and (ii) the aftercare operations intended to be carried out during the following year (or part year) shall be submitted to the Planning Authority.

12. For the duration of the aftercare scheme, the operator shall replace all trees and shrubs planted since completion of restoration and landscaping that are damaged or diseased, or that have not survived or have been removed, with a similar number of trees or plants of the same or suitable alternative species within the first available planting season following the identification of their being in such a condition, or having been removed.
13. Should the extraction of sand and gravel from the site cease for a period in excess of 12 months, the extraction shall be deemed to have ceased. The Planning Authority shall be notified in writing within 1 month of the date of cessation of mineral extraction. An updated scheme for the restoration of the worked area and associated aftercare programme that shall reflect the objectives of the restoration described by Section 3 and Figure 3.3 of the Environmental Impact Assessment Report shall be submitted for the written approval of the Planning Authority within 2 months of the effective cessation of quarrying operations. The updated scheme of restoration and associated aftercare programme shall be implemented as approved within a year of the aforementioned unscheduled cessation of extraction.

**The foregoing conditions are imposed by the Council for the following reasons:-**

1. To ensure that the development is undertaken in accordance with the approved plans and the Environmental Impact Assessment Report.
2. To ensure that the development is undertaken in accordance with the Environmental Impact Assessment Report in order to mitigate impact of the development on the environment.
3. In order to define the limits of extraction and the phasing of development.
4. In order to ensure that the development is undertaken in accordance with the assessments against which it has determined in the interest of the environment and to monitor the annual rate of extraction.
5. In order that the planning authority may verify the acceptability of the specified details in the interests of amenity, restoration of the site and environmental protection.
6. In order to control site activity generated noise to an acceptable level in the interests of safeguarding the residential amenity of nearby noise sensitive property.
7. In order to control site activity generated noise to an acceptable level in the interests of safeguarding the residential amenity of nearby noise sensitive property.
8. In order that the amenity of nearby occupied premises shall be adequately safeguarded.
9. In order that the amenity of nearby occupied premises shall be adequately safeguarded.
10. To assist the planning authority to retain effective control over quarry operations.
11. To ensure effective monitoring of the aftercare of the site.
12. In the interests of visual amenity and effective landscape management and habitat creation and to ensure adequate measures are put in place to protect the landscaping and planting in the long term.
13. To ensure adequate measures are put in place to secure the restoration of the quarry should its operation cease prematurely in the interests of visual amenity.

**The reason(s) for the foregoing decision by the Council are as follows:-**

The proposed development will provide for an extension to an existing mineral reserve and will assist in maintaining a minimum 10 year land bank of minerals and continuity of supply to the local market. Environmental impacts associated with the proposed development can be appropriately mitigated subject to the stated planning conditions and by the mitigation measures identified in the Environmental Impact Assessment Report. There are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

## **The Main Reasons and Consideration on which the Decision is Based:**

There is a need for additional sand and gravel reserves in order to maintain the required minimum 10-year land bank and to ensure that there is an adequate annual supply to meet local market requirements. The EIA Report and consultation responses indicate that, subject to appropriate mitigation and planning conditions, the development should not give rise to unacceptable environmental or amenity impacts. The matters raised in objection to the application were taken into account in deciding the application where appropriate matters are addressed by planning conditions. The conditions should ensure that the operation would not give rise to unacceptable impacts on the amenity of those that live in the area. The development would provide for an extension to the existing quarry workings at Hatton Mill and would utilise existing infrastructure at the location. It would provide continuity of supply to the local market, including to the applicants related business that operates from this general location and provide economic benefit to the area in a manner that complies with the development plan. The development complies with relevant development plan policy subject to the planning conditions and there were no material considerations that justified refusal of planning permission.

Further information in relation to the decision is contained in Angus Council Report No. 203/19 which can be viewed at: -

[https://www.angus.gov.uk/committees/development\\_standards/development\\_standards\\_18\\_june\\_2019](https://www.angus.gov.uk/committees/development_standards/development_standards_18_june_2019)

## **Arrangements for Public Participation in the Decision Making Procedures:**

The application was subject of neighbour notification by the planning authority in accordance with the requirements of the relevant regulations.

Notices were posted in the vicinity of the land to which the development relates providing information on how to comment on the planning application.

The planning application and Environmental Impact Assessment Report were subject of advertisement in the Dundee Courier and the Edinburgh Gazette and were made available online through the council's Public Access portal.

Those parties that made comment on the planning application were sent a copy of the committee report dealing with the application and were provided opportunity to address the committee of the council prior to determination of the application.

## **Summary of Environmental Information:**

An EIA Report along with a Non-Technical Summary (NTS) was submitted in support of the application. That document considered matters related to Landscape and Visual Impact; Hydrological and Hydrogeological Impact; Ecological Impact; Noise Impact; Air Quality Impact; and Cultural Heritage Impact.

Overall landscape impacts are assessed as being slight-moderate during the operational life of the site and will reduce to slight upon final restoration.

Visual impacts relating to the proposed extension would be short-term and temporary. Visual impacts would reduce to negligible upon final restoration.

The overall impact on surface water and groundwater from the proposed development is predicted to be localised and negligible.

Ecological survey concluded that the loss of habitat would have a negligible impact and that, with appropriate mitigation, there would be no significant impact on protected species.

The proposed noise control measures along with effective day to day site management would ensure that the proposed development could be undertaken without significant noise impacts.

The potential for any significant dust emissions from the site would be negligible and it would be unlikely there would be any reduction in air quality subject to the implementation of a Site Dust Management Plan.

The potential for impacts on archaeological features are assessed as being of minor significance. During the operation life of the site there would be significant effects on the settings of two Scheduled

Monuments. Through mitigation and the sensitive restoration of the site the residual effects on their settings would be of minor significance.

The proposed working at Hatton Mill is unlikely to make any significant change in terms of the cumulative impact with Boysack and Waulkmill Quarries which have been on-going, in tandem with extraction operations at the existing quarry for many years. Cumulative impact is anticipated to be negligible

### **Summary of Consultations:**

Consultation responses were received from Scottish Natural Heritage (SNH), Scottish Environment Protection Agency (SEPA), Historic Environment Scotland (HES), Scottish Water, Angus Council – Roads, Angus Council – Environmental Health Service, Aberdeenshire Council Archaeology Service, Health & Safety Executive and National Grid.

Responses from those bodies consulted did not identify any significant issues with the methodology or conclusions of the Environmental Impact Assessment Report. Planning conditions as detailed in this decision notice have been attached to deal with matters raised in consultation responses.

### **Reasoned Conclusion on the Significant Effects of the Development:**

The Environmental Impact Assessment Report was reviewed by relevant consultation bodies and no significant issues were raised in relation to the methodologies used to undertake assessments, with the reasonableness of the assumptions used in those assessments, or with the robustness of the conclusions reached. The development would give rise to landscape and visual impact but those impacts would be short term and negligible following restoration of the land. The development would give rise to noise and dust emissions but those impacts would be within recognised limits and standards subject to adherence with planning conditions. The impact of the development on surface water and ground water would be negligible. The development would have impacts on built heritage interests but subject to the implementation of the required mitigation measures the impacts would not be unacceptable. The loss of habitat associated with the development would be negligible and there would be no significant impact on protected species. Planning conditions require the site to be restored to an appropriate standard upon conclusion of extraction. Impacts associated with the development are generally of limited significance subject to the required mitigation.

The Planning Authority is satisfied that the reasoned conclusion remains up to date.

### **Mitigation Measures:**

The conditions attached to the planning permission are detailed above. They mitigate impacts associated with the development by: -

- Limiting the duration of development;
- Requiring development to be undertaken in accordance with the Environmental Impact Assessment Report and its identified mitigation;
- Restricting the rate of mineral extraction;
- Requiring restoration and aftercare of the site in an appropriate manner and in a manner that does not increase flood risk outwith the site;
- Requiring provision of a screening bund;
- Providing noise limits and requiring noise control measures;
- Requiring measures to control dust emissions;
- Restricting hours of operation;
- Requiring appropriate management of soils;
- Requiring an archaeological written scheme of investigation and a programme of archaeological works.

The mitigation measures identified in the Environmental Impact Assessment Report are reproduced as Appendix A to this decision notice.

### **Monitoring Measures:**

Planning conditions are attached to the permission that require monitoring of: -

- Extraction rates;
- Noise emissions;

- Dust emissions;
- Quarry progress;
- Archaeology;
- Aftercare.

**Information Regarding the Right to Challenge the Validity of the Decision:**

If the applicant is aggrieved by the decision of the Planning Authority the applicant may appeal to Scottish Ministers. The relevant appeal rights are set out in Form 1 that accompanies this decision notice.

If an interested party is aggrieved by the decision of the Planning Authority that party may challenge the decision by raising a petition for judicial review in the Court of Session. Any person wishing to do so must submit an application in the appropriate legal format not later than three months after the grounds to make the claim first arose. Further advice on this procedure can be obtained from the [Citizens Advice Bureau](#) or from an independent legal advisor.

Dated this **20 June 2019**

Kate Cowey  
Service Leader  
Planning & Communities  
Angus Council  
Angus House  
Orchardbank Business Park  
Forfar  
DD8 1AN

## **Advisory Notes**

### **Section 75 of the Town and Country Planning (Scotland) Act 1997**

Planning permission was granted subject to a planning condition requiring completion of a planning obligation. In order to draft a planning obligation to meet the terms of the above planning condition(s) you will need to provide details of your client's legal representation. Upon receipt of that information, the Planning Service will instruct our solicitors to prepare a draft planning obligation.

You should be aware that following instruction to prepare the planning obligation, our solicitors will write to you and request:-

- the Title Deeds for the property together with a Legal Report; and
- A plan showing the extent of the planning permission subjects.

Upon receipt of your Titles by our solicitors, a draft planning obligation will be prepared and issued to your solicitor for comment.

Angus Council's policy to charge applicants the legal fees and outlays connected with the preparation of the planning obligation.

I would also draw your attention to the fact that it will not be possible to confirm that the planning obligation has been finalised (and the planning condition will not be discharged) until the Council is in receipt of a Legal Report Continuation which discloses the registered planning obligation and which also discloses nothing prejudicial to the Council's interests.

The decision was based on the following amendment(s):-

#### **Amendments:**

The application has not been subject of variation.

**It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments e.g. the Building (Scotland) Act 2003 and the Building (Scotland) Regulations 2004 as amended.**

**WARNING ANY ALTERATIONS MADE TO THE APPROVED PLANS OR STATED CONDITIONS WITHOUT THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY COULD LEAD TO ENFORCEMENT ACTION BEING TAKEN TO REMEDY OR REINSTATE THE UNAUTHORISED ALTERATIONS**



## Appendix A

EIAR Chapter	Mitigation
<b>Landscape and Visual</b>	<ul style="list-style-type: none"> <li>• The formation of a soil mound on the south and south-western boundary shall minimise the visibility of operations during the lifetime of the quarry extension, from the south and south-west;</li> <li>• Restoration of as much as possible of each worked area as soon as practicable to minimise the extent of bare/disturbed ground;</li> <li>• Regrading of final slopes to provide a more gentle transition with the surrounding topography; and</li> <li>• Final restoration to similar landcover to that of pre-development (arable).</li> </ul>
<b>Hydrology and Hydrogeology</b>	<p><u>Surface Run-off (6.8.2 refers)</u></p> <ul style="list-style-type: none"> <li>• Formation of small peripheral bunds or shallow blind ditches to divert/catch run-off from soil stripping.</li> <li>• Grading and early seeding of storage mounds to establish vegetation cover and minimise potential for ponding or run-off containing suspended solids.</li> </ul> <p><u>Particulates and Suspended Solids (Section 6.8.2 refers)</u></p> <ul style="list-style-type: none"> <li>• Incident rainfall to quarry will be contained within site and allowed to disperse by infiltration.</li> <li>• Drainage from these roads will infiltrate directly into the excavation floor and will disperse via infiltration.</li> <li>• Stockpiles will be kept within the existing processing area, which have been located to ensure that any run-off is contained within quarry.</li> <li>• Assessment of flows to ensure water management system can cope with design storm (Section 6.8.3 refers).</li> </ul> <p><u>Water Contamination</u></p> <ul style="list-style-type: none"> <li>• Fuel will continue to be stored within the current processing area (Section 6.8.5 refers).</li> <li>• Site Spillage and Emergency Procedures (Section 6.8.6 refers).</li> </ul>
<b>Ecology</b>	<ul style="list-style-type: none"> <li>• Ragwort will be controlled and measures shall be taken during the works to prevent it spreading.</li> <li>• The Mature Pines located to the south of the site, will not be removed as part of this proposed development.</li> <li>• Other than vehicle headlights, which shall only be required during morning and evening over the winter period, no on-site lighting is proposed.</li> <li>• Any temporary excavations will be designed to ensure that any animals that enter can safely escape.</li> <li>• Pre-commencement checks will be undertaken with respect to badgers.</li> <li>• It is proposed that soil stripping works will be undertaken outwith the bird nesting season. Should any works be proposed during the bird nesting season a suitable qualified and experienced person shall check the area for nesting birds immediately before works begin.</li> <li>• All workers shall receive a 'toolbox' talk during which they will be informed of any issues with regard to protected species on site. This will include the requirement to cease operations should species be encountered and to consult a suitably experienced ecologist.</li> </ul>
<b>Noise</b>	<p><u>Control by Condition (Section 8.9.1)</u></p> <ul style="list-style-type: none"> <li>• The quarry design ensures that vehicle movements shall be minimised and generally restricted to within the quarry void or the stocking and processing areas which benefit from screening (Section 8.9.2).</li> </ul> <p><u>General Control Measures (Section 8.10)</u></p>

	<ul style="list-style-type: none"> <li>• The strategic location of landscaped soil mounds to maximise the effect of screening.</li> <li>• Wherever possible haul roads shall be effectively formed below ground level.</li> <li>• Broad spectrum white noise vehicle reversing alarms shall be fitted to all plant.</li> <li>• All plant shall be properly maintained to ensure the integrity of silencers, lubrication of bearings etc.</li> </ul> <p><u>Management (Section 8.11)</u></p> <ul style="list-style-type: none"> <li>• All site staff, including contractors, shall receive appropriate training in order to ensure that employees are conversant with the site noise control strategy and the need to be noise vigilant at all times.</li> </ul>
<b>Air Quality</b>	<p><u>Site Dust Management Plan (Section 9.9 refers)</u></p> <p><u>Soil Stripping and Storage</u></p> <ul style="list-style-type: none"> <li>• The timing of certain dust generating activities, such as soil handling, shall take wind conditions into account; and</li> <li>• Soil mounds shall be seeded at the earliest opportunity.</li> </ul> <p><u>Loading of Excavated Material</u></p> <ul style="list-style-type: none"> <li>• Minimise tipping height;</li> <li>• Avoid lorry overloading; and</li> <li>• Dampening of surface and around the excavation area during dry weather.</li> </ul> <p><u>Site Vehicle Movements</u></p> <ul style="list-style-type: none"> <li>• Water bowser spraying on haul roads;</li> <li>• Exhausts directed upwards;</li> <li>• Limit vehicle speeds;</li> <li>• Maintenance/grading of roads; and</li> <li>• Minimise gradient of roads where compatible.</li> </ul> <p><u>Crushing and Screening</u></p> <ul style="list-style-type: none"> <li>• Crushing and screening shall only be undertaken within the Lochhead processing area; and</li> <li>• Where required dust suppression systems are used to minimise emissions from crushing and screening plant.</li> </ul> <p><u>Temporary Aggregate Storage</u></p> <ul style="list-style-type: none"> <li>• Stockpiling will only be undertaken within the existing processing and stocking area; and</li> <li>• Stockpiles of fine material shall be maintained at suitable heights and dampened during dry or windy conditions.</li> </ul> <p><u>Transportation of Aggregate Off-site</u></p> <ul style="list-style-type: none"> <li>• Dust prone aggregates shall be sheeted on dispatch as is recognised best practice;</li> <li>• Provision of maintained surfaced access;</li> <li>• Road cleaning;</li> <li>• Dampening of access roads; and</li> <li>• Speed restrictions for vehicles travelling on access road.</li> </ul> <p><u>General</u></p> <ul style="list-style-type: none"> <li>• During prolonged periods of dry weather plant and vehicles shall not travel over unwatered haul roads;</li> <li>• A portable water sprayer shall be used to minimise dust on haul roads;</li> </ul>

	<ul style="list-style-type: none"> <li>• An adequate supply of water shall be available at all times for the motorised spraying unit;</li> <li>• Vehicle marshalling areas shall be dampened and hard surfacing swept as required;</li> <li>• All permanent surfaces shall be swept regularly;</li> <li>• All haul roads shall be subject to regular grading;</li> <li>• All vehicles used for the movement of materials within the site shall be equipped with exhausts pointing away from the ground;</li> <li>• All relevant heavy plant shall be fitted with radiator fan deflector plates; and</li> <li>• If, in extreme adverse conditions the aforementioned measures are not adequate, the following action shall be taken: <ul style="list-style-type: none"> <li>(a) Restriction on the speed of vehicles on site;</li> <li>(b) Temporary re-routing of vehicles on site;</li> <li>(c) Temporary cessation of activities giving rise to concern.</li> </ul> </li> </ul> <p><u>Management</u></p> <ul style="list-style-type: none"> <li>• The site manager will be the responsible person for ensuring that the dust management strategy is enforced. In his absence a suitable competent person will be nominated.</li> <li>• Regular visual inspections of dust conditions will be undertaken by site staff. The frequency of inspections will be determined on a daily basis in accordance with prevailing conditions.</li> <li>• Regular visual assessments of dust emissions will be made daily by site supervisory staff and remedial actions initiated as necessary. The results of such monitoring will be recorded in a daily log book.</li> <li>• Site management will give attention to advance weather forecasts and organise dust management requirements accordingly.</li> <li>• In the event of a complaint concerning dust emission, the site manager shall immediately undertake an investigation and instigate any necessary remedial action.</li> </ul>
<b>Light Pollution</b>	<ul style="list-style-type: none"> <li>• All lighting will have a clear purpose.</li> <li>• Over-lighting will be avoided.</li> <li>• All lights will be carefully directed to where they are most needed and will be designed to minimise light pollution.</li> <li>• Lights are switched off during daytime and out-with working hours.</li> <li>• The utilisation of lighting shall be periodically reviewed (Section 3.13 refers).</li> </ul>
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>• Fencing will be erected as a visible barrier between the Scheduled Monument (SM) and the proposed development (Section 10.7 refers).</li> <li>• A programme of mitigation has been agreed with ACAS to address the potential direct effects on the archaeological resource arising from the proposed development to ensure an adequate level of identification, investigation, recordings and reporting of archaeological finds in line with the requirements of PAN2/2011. As a result, a residual direct effect of minor significance on the archaeological resource (not significant in EIA terms) is predicted.</li> <li>• Mitigation is proposed, through sensitive restoration to a gently undulating farmland topography that would reduce the effect on their settings in the long-term (Section 10.7.2 refers).</li> </ul>