



Materion Ffyniant a Datblygu/Prosperity and Development

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v.2

PLANNING PERMISSION GRANTED AT APPEAL

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure)(Wales) Order
2012

APPEAL IS ALLOWED

Client's Name and Address

SLR Consulting Ltd

Fulmar House

Beignon Close

Ocean Way

Cardiff

CF24 5PB

Applicant's Name and Address (if different)

Hanson UK

Regional Office

Machen Quarry

Commercial Road

Machen, Caerphilly

CF83 8YP

The Welsh Ministers have transferred the authority to decide appeal ref:
APP/L6940/A/20/3265358 to Julie James AS/MS.

The appeal is **ALLOWED** for the construction of a landscape screening landform around the eastern and northern margins of the extension area; construction of a screen mound along the western boundary of the extension area; The extension of Craig Yr Hesg Quarry via the phased extraction of some 10 million tonnes of Pennant Sandstone; extraction of the remaining reserves of some 5.7 million tonnes of sandstone within the existing quarry; retention of existing aggregate crushing screening plant to process sandstone from the existing quarry and extension site together with related access roads and infrastructure; use of existing approved quarry access road to the public highway; and implementation of a

comprehensive restoration scheme for the application site to establish amenity grassland woodland and nature conservation uses, CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG in accordance with the terms of the application ref: 15/0666/10 dated 14/05/2015 and the plans submitted with it, subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission. The developer shall give the Local Planning Authority not less than 14 days prior written notice of the 'date of commencement of development'. This shall be taken as the date of commencement for monitoring purposes.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended)

2. The extraction and processing of minerals from the site shall cease by 31st December 2047, restoration shall be completed by 31st December 2049 and all residual stocks, fixed plant and buildings to which this permission relates shall be removed by 31st December 2049. For a period of 5 years from the date of completion of restoration the site shall be managed in accordance with the approved aftercare scheme submitted under the provisions of Condition 54 below. The planning permission shall expire following the complete restoration and aftercare of the site in accordance with the approved restoration and aftercare schemes submitted under the provisions of Conditions 52 and 54 respectively.

Reason: The minerals development permitted is temporary in nature.

3. The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:
 - Planning Application Statement (May 2015)
 - CYH/E1A – Application Site Plan – Aerial
 - CYH/E2A – Application Site Plan
 - CYH/E3A – Block Phasing
 - CYH/E4/B – Initial Works
 - CYH/E5/B – Cross Section - Screening Landform
 - CYH/E6/B – Countryside/Amenity Enhancement
 - CYH/E7 – Current Situation
 - CYH/E8/B – Quarry Phase 1
 - CYH/E9/B – Quarry Phase 2
 - CYH/E10/B – Quarry Phase 3
 - CYH/E11/B – Cross Sections – Quarry Phases
 - CYH/E12A – Quarry Restoration Concept

- CYH/E13A – Cross Sections – Quarry Bench Treatments
- CYH/E14A – Concept Restoration – Aerial

Reason: Required to be imposed pursuant to Section 71ZA of the Town and Country Planning Act 1990 (as amended).

4. A copy of this permission and the approved plans showing the method and direction of working and restoration shall be displayed in the operator's site office at all times during the life of the site. Any subsequent approved amendments shall also be displayed.

Reason: To ensure the operator and site contractors are aware of the working programme and the conditions attached to carrying out the development.

5. The operator shall submit detailed survey plans of the site, including levels to Ordnance Datum, every 5 years from the date of commencement until completion of restoration of the site.

Reason: To enable the Local Planning Authority to monitor the achievement of the quarry profiles in each phase of the development in accordance with Policies CS10 and AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Prior to the commencement of mineral extraction within Phase 1 of the extension area as indicated on Plan CYH/E3A, the construction of the screen bunds B1 and B2 and the erection of the palisade security fence at the locations shown on CYH/E4B shall be completed in accordance with the approved plans.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

7. Prior to the commencement of mineral extraction within Phase 1 of the extension area as indicated on Plan CYH/E3A, a detailed scheme of seeding and woodland planting of the Northern Screening Landform and preparation of the Western Screen Bund to promote natural regeneration shall be submitted for the written approval of the Local Planning Authority. The scheme shall include details of:

- (i) Purpose, aim and objectives of the scheme;
- (ii) A statement of the plans ecological potential and any ecological constraints;
- (iii) Details of the landscaping schemes, including;
 - a. species composition,
 - b. source of material (all native planting to be of certified British provenance),

- c. techniques and methods of vegetation establishment (including natural regeneration)
- d. method statements for site preparation and establishment of target habitat features;
- e. extent and location of proposed works;
- f. aftercare and long term management;
- g. personnel responsible for the work;
- h. timing of the works;
- i. monitoring;

The scheme shall be implemented as approved.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	Scheme of seeding and woodland planting of the Northern Screening Landform and preparation of the Western Screen Bund
Application Number	23/0388/38
Decision Date	25/03/2024
Deciding Authority	Rhondda Cynon Taf CBC
Revision number	v.2

8. Except in emergencies to maintain safe quarry working (which shall be notified to the Local Planning Authority as soon as practicable), or unless the Local Planning Authority has otherwise agreed beforehand in writing (including email)

- a) Quarrying operations shall only be carried out between the hours of: 0700 hours and 1900 hours Monday to Friday; 0700 hours and 1600 hours on Saturdays; and not at any time on Sundays or Statutory Public Holidays.

For the purposes of this permission “quarrying operations” shall mean the stripping of overburden, the development of the quarry faces (including drilling), the loading and transportation of stone to the primary crusher and the operation of the primary crusher or any replacement thereof.

- b) No operations for the formation of the Northern Screening Landform, the Western Screen Bund or the formation and subsequent removal of material from designated soil storage areas shall be carried out at the site except between the following times:
0800 to 1700 hours Mondays to Fridays; 0900 to 1300 hours on Saturdays; and not at any time on Sundays or Statutory Public Holidays.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

9. No vehicles other than those associated with the manufacture of coated road stone, the production of readymix concrete or the servicing, maintenance and testing of plant and machinery shall enter/leave the Quarry except between the hours of 0700 and 1900 on Mondays to Fridays and 0700 and 1600 on Saturdays.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No extraction of minerals shall take place below 100m A.O.D. other than those works necessary for the construction of the quarry sump.

Reason: The impact of the proposed development on the natural environment has only been assessed to a depth of 100m AOD in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan

11. Except in emergencies, or unless the Local Planning Authority has otherwise agreed beforehand in writing, all HGV's and commercial vehicles must enter and leave the site via the access located to the south of Rogart Terrace.

Reason: In the interests of highway safety in accordance with Policies AW5 and CS10 of the Rhondda Cynon Taf Local Development Plan

12. No loaded HGV's shall leave the site un-sheeted except those only carrying stone in excess of 75mm.

Reason: In the interests of highway safety and public amenity in accordance with Policies AW5 and CS10 of the Rhondda Cynon Taf Local Development Plan

13. Within 3 months of the date of this permission the developer shall submit for the approval of the Local Planning Authority a scheme indicating the facilities and/or methods to be put in place to ensure deleterious material is not carried onto any part of the public highway, including provision for revision in the event of the scheme being ineffective and any remedial measures to be put in place to clear the highway of any such material. The scheme shall be implemented as approved and utilised during the period of operation of the quarry.

Reason: In the interests of highway safety in accordance with Policies AW5 and CS10 of the Rhondda Cynon Taf Local Development Plan.

Details agreed

HGV movements / wheel washing /dust suppression /sweeping operations

Application Number	23/0023/38
Decision Date	31/01/2023
Deciding Authority	Rhondda Cynon Taf CBC
Revision number	v.2

14. Following the completion of the construction of the Northern Screening Landform no quarry plant and machinery, other than those required for planting and maintenance, shall travel along the strip of land to the north of the Landform.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to the construction of the permissive path between Orchard Drive and Darren Ddu Road shown on Plan CYH/E6/B, details of the construction, including access on to the existing Public Right of Way along Darren Du Road and timescale for implementation, completion and retention, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure the pathway is suitable for use and does not allow inappropriate access on to the existing Public Right of Way, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	<i>Details of the construction, including access to the existing Public Right of Way</i>
Application Number	24/0487/38
Decision Date	01/08/2024
Deciding Authority	Rhondda Cynon Taf CBC
Revision number	v.2

16. The controls set out in Dust Management and Monitoring Plan dated 16 August 2017 shall be implemented from the date of commencement of the development and shall be complied with at all times until the expiry of the permission. The first formal review set out in section 5.2 of the Plan will be due 2 years from the date of commencement of the development.

Reason: To protect the amenities and health of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

17. No mobile crushing or screening equipment shall be operated within 200 metres of the boundary of the curtilage of any residential properties or within 200 metres of the boundary of the playing fields at Cefn Primary School without the prior express permission of the Local Planning Authority unless the equipment is located on land:

- (a) below 180 metres A.O.D. in the existing quarry (shaded pink on Plan CYH/E7);
- (b) below 170 metres A.O.D. for the western extension approved by this planning permission (shaded green on Plan CYH/E7).

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

18. The operator of the quarry shall maintain and operate an automatic weather monitoring station at the primary crusher, in a manner to ensure the accurate measurement of atmospheric temperature, wind direction, wind speed and precipitation. All data shall be recoded in an accessible format and retained by the operator for at least two years and made available for examination by any authorised officer as determined by the Local Planning Authority.

Reason: To ensure informed management of the operations at the site to ensure that dust emitted is not a source of nuisance so as to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

19. Unless the Local Planning Authority has otherwise agreed beforehand in writing (including e-mail), drilling operations above 180 metres A.O.D. within the existing quarry (shaded pink on Plan CYH/E7) shall only be carried out between the hours of 1000 and 1600 Monday to Friday, and not at any time on Saturdays, Sundays or Statutory Public Holidays.

Unless the Local Planning Authority has otherwise agreed beforehand in writing (including e-mail) drilling operations above 170 metres A.O.D. within the western extension approved by this planning permission (shaded green on Plan CYH/E7) shall only be carried out between the hours of 1000 and 1600 Monday to Friday, and not at any time on Saturdays, Sundays or Statutory Public Holidays.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

20. At depths below those specified in condition 19, drilling operations shall only be carried out between the hours of 0700 and 1800 on Mondays to Fridays, and not at any time on Saturdays or Statutory Public Holidays unless the Local Planning Authority has agreed beforehand in writing (including e-mail).

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

21. Except in the case of emergency to maintain safe quarry working (which shall be

notified to the Local Planning Authority as soon as practicable), no blasting shall take place at the site except between 1000 and 1600 on Mondays to Fridays, and there shall be no blasting on Saturdays, Sundays and Public Holidays.

For the purpose of this condition, "emergency" means any circumstances in which the operator has a reasonable cause for apprehending injury to persons or serious damage to property.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

22. Blasting shall be undertaken in such a manner to ensure that ground vibration at any vibration sensitive building, measured as a maximum of three mutually perpendicular directions taken at the ground surface, does not exceed a peak particle velocity (ppv) of 6mms per second in 95% of all blasts measured over any continuous six month period, and no single blast shall exceed a ppv of 10mms per second. The measurement is to be taken at or near the foundations of any vibration sensitive building in the vicinity of the quarry existing at the date of this permission.

Reason: To limit ground vibration from blasting operations so as to protect the amenities of local residents and the structure of buildings in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

23. Each individual blast referenced in Condition 22 shall be monitored in accordance with the Blast Monitoring Scheme submitted on 30 July 2018. All monitoring shall be undertaken in accordance with the terms of the approved scheme for the duration of quarrying operations at the site. In addition:

- (a) Blasting times shall be clearly advertised at the Quarry;
- (b) A warning, audible at the site boundary, shall be sounded prior to any blasting operations taking place, and shall be sounded again immediately after blasting has finished.
- (c) Blasting times shall be clearly advertised in a prominent location on the operator's website, at least 24 hours in advance of the blasting occurring.
- (d) Blasting times should also be advertised in advance through appropriate social media channels, at least 24 hours in advance of the blasting occurring. The details of which social media channels will be used will be submitted to and approved in writing by the local planning authority, within 3 months of the date of this permission.

Reason: To ensure that the impact of blasts on residents is minimised, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

24. Blasting shall be undertaken in such a manner to ensure that ground vibration at the site of any Dwr Cymru Welsh Water apparatus, measured as a maximum of three mutually perpendicular directions taken at the ground surface, does not exceed a peak particle velocity (ppv) of 50 mms per second for any blast. The measurement is to be taken at the closest point of the blast to any DCWW apparatus.

Reason: To limit ground vibration from blasting operations so as to protect the structure of DCWW apparatus in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

25. No secondary blasting shall be carried out on the site.

Reason: To protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

26. All individual blasts shall be designed, managed and implemented to minimise the extent of air overpressure resulting from blasts. If air overpressure exceeds 120dB at any nearby sensitive residential property (not owned by the applicant) the Local Planning Authority shall be informed within 7 days and the design, management and implementation of the blasts must be reviewed prior to any further blasting being undertaken at the site, with all future blasting being undertaken in accordance with the findings of the review.

Reason: To limit air overpressure from blasting operations so as to protect the amenities of local residents and the structure of buildings in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

27. Prior to the firing of a blast the shotpile area shall first be dampened down, provided that it is accessible and safe to do so.

Reason: To ensure that the impact of blasts on residents is minimised, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

28. Between the hours of 0700 and 1900 the free field Equivalent Continuous Noise Level LAeq (1 hour) resulting from operations within the site shall not exceed the relevant noise limit specified in Table 1 below at each selected noise sensitive property. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects. Measurements and assessments shall be made in accordance with BS4142.

Table 1

Receptor	Criteria
Cefn Heulog	45 dB LAeq
Cefn Primary School	45 dB LAeq
No 36 Conway Close	46 dB LAeq
No 3 Pen Y Bryn	47 dB LAeq
Flat above shop Garth Avenue	54 dB LAeq
No 1 Rogart Terrace	55 dB LAeq

Reason: To ensure that the noise emitted is not a source of nuisance, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

29. Between the hours of 1900 and 0700 the free field Equivalent Continuous Noise Level LAeq (1 hour) due to operations in the site shall not exceed 42 dB LAeq at each selected noise sensitive property specified in Table 1 set out in condition 28 above.

Reason: To ensure that the noise emitted is not a source of nuisance, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

30. Noise levels attributable to operations of a temporary nature within or on the periphery of the site such as the formation, removal or alteration of spoil tips, screening and storage embankments, measured at any noise sensitive property specified in Table 1 in condition 28 above, shall not exceed a level of 67dB LAeq, 1hour (free field). These noise limits shall only apply for a maximum of 8 weeks in any calendar year.

Reason: To ensure that the noise emitted is not a source of nuisance, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

31. Prior to the commencement of any soil stripping operations within the area shaded green on Plan CYH/E7 a revised Noise Management scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The operation of the approved scheme shall commence on the commencement of soil stripping within the area shaded green and thereafter all site operations within the quarry site shall be monitored in accordance with the approved scheme. The submitted scheme shall:

- (a) specify that monitoring shall be undertaken biannually for the following two years at the properties listed in Table 1 above, and thereafter the frequency of monitoring shall be agreed between the operator and the Local Planning Authority;
- (b) include the provision of measures to reduce noise levels from site operations and specify the exact locations and methodology for monitoring;
- (c) provide for the results of monitoring to be submitted to the Local Planning Authority within 1 month of the monitoring being undertaken, together with confirmation of action required and/or undertaken to remedy any breach of the noise limits set out in Table 1; and,
- (d) specify the steps to be taken on receipt of a complaint of noise nuisance, including commencement or continuation of the noise monitoring programme to assist in the investigation of any relevant complaint.

Reason: To ensure that the noise emitted is not a source of nuisance, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	<i>Revised Noise Management and Monitoring Scheme</i>
Application Number	<i>24/0180/38</i>
Decision Date	<i>08/04/2024</i>
Deciding Authority	<i>Rhondda Cynon Taf CBC</i>
Revision number	<i>v.2</i>

32. The best practicable means shall be used to minimise noise from reversing warning devices which are fitted to mobile plant and vehicles on the site. This will include fitting broadband directional alarms to vehicles.

Reason: To ensure that the noise emitted is not a source of nuisance, and to protect the amenities of local residents in accordance with Policies CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

33. Any facilities for the storage of oils, fuels or chemicals on the site shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of inter-connective tanks, plus 10%. All filling points, vents, gauges and site glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipe work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of nearby watercourses and drainage systems in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

34. Throughout the period of working, restoration and aftercare, the operator shall protect and support any ditch, stream, water course or culvert passing through the site and neither impair the flow nor render less effective drainage onto and from adjoining land. No run-off water from the site shall be permitted to flow down the quarry access road and onto the Berw Road.

Reason: To prevent pollution of nearby watercourses and drainage systems in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

35. Any settlement ponds at the site shall be kept clear of mud and silt as necessary and the discharge of waste, oil or other pollutant to any settlement pond, ditch, stream, watercourse or other culvert is not permitted.

Reason: To prevent pollution of nearby watercourses and drainage systems in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

36. No floodlighting other than that in existence at the date of this consent, shall be used on the site without the prior written approval of the Local Planning Authority. Any request for prior written approval must identify the impact of the additional lighting on bats and the amenity of nearby residents potentially affected.

Reason: To prevent any unacceptable light pollution and to protect the amenities of local residents in accordance with Policies AW8, CS10 and AW10 of the Rhondda Cynon Taf Local Development Plan.

37. No development shall take place within the area shaded green on Plan CYH/E7 until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of work shall be carried out in accordance with the approved details. The programme should include the requirement that an archaeological watching brief be conducted during ground disturbing activities; and also specify suitable contingency arrangements to ensure that sufficient time and resources are made available to fully investigate and record any archaeological features that are discovered. The results of all the mitigation and fieldwork and any post excavation work shall be contained in a report to be submitted for the approval of the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	<i>Archaeology Written Scheme of Investigation</i>
Application Number	<i>24/0180/38</i>
Decision Date	<i>08/04/2024</i>
Deciding Authority	<i>Rhondda Cynon Taf CBC</i>
Revision number	<i>v.2</i>
Note	<i>Sufficient detail has been provided to allow the commencement of works, full compliance can only be achieved with the completion of works and submission of a final report</i>

38. Within 6 months of the date of this permission a Species Protection, Habitat Management and Tree & Woodland Protection/Management Plan for all the land in the ownership of the developer within and surrounding the quarry, shall be submitted for the written approval of the Local Planning Authority. The plan shall include:

- (a) An appropriate scale plan showing 'Species, Habitat and Tree/Woodland Protection Zones' where development activities are restricted and / or where protective measures will be installed or implemented;
- (b) Details of any protective measures (both physical measures and sensitive working practices) necessary to avoid impacts on species, habitats and trees during development;
- (c) Details of specific species and habitat mitigation measures;
- (d) A plan showing the location of areas of habitat management, mitigation and monitoring;
- (e) Details of a habitat management, creation and monitoring programme;
- (f) Details of site management, and habitat creation.
- (g) Details of arrangements for the review and updating of the Plan;
- (h) Details of habitat monitoring;
- (i) That no cultivation, drainage, fertiliser or herbicide application will take place to habitat management areas without prior agreement of the Local Planning Authority;
- (j) Invasive plant treatment and eradication;
- (k) Preparation of a work schedule.

The works shall be implemented in accordance with the approved details.

Reason: To ensure the protection and management of wildlife and habitats, in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	<i>Species Protection and Habitat Plan and Tree and Woodland Management Plan</i>
Application Number	<i>23/0388/38</i>
Decision Date	<i>25/03/2024</i>
Deciding Authority	<i>Rhondda Cynon Taf CBC</i>
Revision number	<i>v.2</i>
Note	<i>Details agreed are confirmed as 'Details supplied as Scheme A : Species Protection and Habitats Management Plan and Scheme B : Tree and Woodland Protection/Management Plan</i>

39. The existing trees, bushes and hedgerows within the control of the developer (other than those shown as being removed on any of the approved plans) shall be retained and shall not be felled, lopped, topped or removed in areas outside of the area of mineral working without the prior written consent of the Local Planning Authority. Any such vegetation removed without consent, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or bushes of such size and species as may be specified by the Local Planning Authority, in the planting season immediately following any such occurrences.

Reason: In the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

40. Any replacement planting planted under condition 39 above shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

41. All disturbed areas of the site and all topsoil, soil making material and overburden mounds shall be kept free from injurious weeds until the completion of aftercare.

Reason: To prevent a build-up of harmful weed seeds in soils that are being or will be used for restoration in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

42. All topsoil and subsoil shall be stripped from operational areas prior to those areas being brought into use and shall be used either directly for restoration of completed areas and/or permanently retained on site for use in restoration.

Reason: To ensure the appropriate use of soil resources on the site in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

43. No plant or vehicles shall cross any area of un-stripped topsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road or for the stationing of plant or buildings, or storage of subsoil or overburden or waste or mineral deposits, until all available topsoil and subsoil has been stripped separately from that part. The exception is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.

Reason: To prevent the unnecessary compaction of soils and damage to soil structure in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

44. The Local Planning Authority shall be notified in writing at least 14 days before each of the following stages:

- (a) Before each phase of soil stripping is due to commence;
- (b) Where areas have been prepared ready for soil replacement;
- (c) On completion of soil replacement.

Reason: To ensure that the Local Planning Authority is given opportunity to check that soil operations do not occur under unsuitable conditions and to provide sufficient notice for site inspection in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

45. Soil stripping shall not commence in any phase until any standing crop or vegetation has been cut and removed.

Reason: To avoid incorporation of concentrations of decaying vegetation in soil in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

46. Topsoil, subsoil and soil making material shall only be stripped when they are in a dry and friable condition, and no movement of soils shall occur during the months October to March (inclusive), unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent the unnecessary damage to soil structure in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

47. All topsoil, subsoil not immediately placed for restoration purposes shall be stored in separate mounds which shall:

- (a) Not exceed 3 metres in height in the case of topsoil, or exceed 5 metres in height in the case of subsoil;
- (b) Be constructed with only the minimum amount of soil compaction to ensure stability and shaped so as to avoid collection of water in surface undulations;
- (c) Not be subsequently moved or added to until required for restoration, unless the Local Planning Authority has otherwise agreed beforehand in writing;
- (d) Have a minimum 3.0 metre stand-off, undisturbed around each storage mound;
- (e) Comprise topsoils on like texture topsoils and subsoils on like texture subsoils;
- (f) In the case of continuous mounds, ensure that dissimilar soils are separated by a third material, which shall have previously been agreed in writing by the Local Planning Authority.

Reason: To prevent the loss of soil and minimise damage to soil structure during storage in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

48. Soils will be stored at the locations shown on Plans CYH/E8/B, CYH/E9/B and CYH/E10/B or at such alternative locations as may be previously agreed in writing with the Local Planning Authority.

Reason: To ensure the availability of the adequate material for the landscaping and restoration of the site in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan.

49. Prior to soil stripping and formation of soil storage mounds, a scheme for grass seeding and management of all storage mounds that will remain in situ for more than three months shall be submitted for the written approval of the Local Planning Authority. Seeding and management of the storage mounds shall be carried out in accordance with the approved details.

Reason: To protect mounds from soil erosion, prevent build-up of weeds in the soil and remove vegetation prior to soil replacement in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

Details agreed

Scheme for seeding and management of soil storage bunds

Application Number

24/0180/38

Decision Date

08/04/2024

Deciding Authority

Rhondda Cynon Taf CBC

Revision number

v.2

50. Within three months of completion of soil handling operations in any calendar year, the Local Planning Authority shall be supplied with a plan showing:

- (a) The area stripped of topsoil and/or subsoil;
- (b) The location of each soil storage mound; and
- (c) The quantity and nature of material therein.

Reason: To facilitate soil stock taking and monitoring of soil resources in accordance with Policies AW8 and CS10 of the Rhondda Cynon Taf Local Development Plan.

51. Within 6 months of the date of this permission, an Interim Restoration Scheme shall be submitted for the written approval of the Local Planning Authority. The Interim Restoration Scheme shall cover the restoration of final benches located outside active quarrying areas and other land within the quarry boundary not required for operational purposes. The Scheme shall be implemented as approved.

Reason: In the interests of the amenity of the local area in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan.

Details agreed	<i>Interim Restoration Scheme</i>
Application Number	<i>23/0388/38</i>
Decision Date	<i>25/03/2024</i>
Deciding Authority	<i>Rhondda Cynon Taf CBC</i>
Revision number	<i>v.2</i>

52. Not later than 31 December 2047 or the expiry of 6 months following the permanent cessation of the winning and working of minerals and the depositing of mineral waste, whichever is the sooner, a detailed final restoration scheme, including drawings to illustrate the proposals for the final restoration of the quarry shall be submitted to and approved in writing by the Local Planning Authority. The final restoration scheme shall be based upon the restoration concept plan CYH/E12 and include, inter alia the following matters:

- (a) the nature of the intended after use of the site;
- (b) the location, depth and treatment of any dust/fine aggregate on the site;
- (c) the ripping of the quarry floor (other than where comprised of bedrock) and the re-spreading over the floor of the excavated area of any overburden, subsoil and topsoil previously stripped from the site, in that order;
- (d) the ripping of any compacted layers of final cover to ensure adequate drainage and aeration; such ripping should normally take place before placing of the topsoil;
- (e) the machinery to be used in soil re-spreading operations;

- (f) the final proposed levels of the site on a contour plan at 5m intervals and the gradient of the restored slopes which shall be graded to prevent ponding of, or erosion by surface water and to conform with the surrounding land;
- (g) the drainage of the restored land including the formation of suitably graded contours to promote natural drainage and the installation of artificial drainage where necessary,
- (h) the position and design of any ditches and watercourses where all such features shall be designed to achieve maximum ecological diversification;
- (i) the reinstatement of the plant site and access roads by clearing plant, buildings, machinery and concrete or brickwork, and other obstructions, replacing of subsoil and then topsoil previously stripped from the site;
- (j) details of the spreading of soils previously stripped and stored on the site including depths and placement areas;
- (k) the method of soil replacement and soil handling;
- (l) position and erection of boundary fencing.

The position of any roadways, footpaths and bridleways to be provided linked with existing Public Rights of Way, including the crossing and surfacing of such routes. The restoration works shall be carried out in accordance with the approved restoration scheme and shall be fully implemented within two years of the date of approval of the scheme or by 31st December 2049, whichever is the sooner.

Reason: In the interests of the amenity of the local area in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan.

53. Prior to the commencement of the Final Restoration Scheme, the operator shall submit a scheme to deal with any potential contamination on the site. The scheme shall include such of the following steps as the Local Planning Authority shall deem necessary:

- (a) A desk-top study and walk-over survey shall be carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. A report of the desktop study and walk over survey shall be submitted to the Local Planning Authority upon completion.
- (b) Unless the report supplied under (a) above satisfies the Local Planning Authority that it is not required, a site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications.
- (c) A scheme containing a written method statement for the remediation of any contamination revealed by the site investigation in (b) above shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed by a competent person in

accordance with a timescale to be approved in writing by the Local Planning Authority.

- (d) A suitable validation report of any remedial works carried out under (c) above shall be submitted to and approved by the Local Planning Authority.

If during restoration works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in any remediation proposals above then revised remediation proposals shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with an agreed timescale with the Local Planning Authority.

Reason: In the interests of health and safety and environmental amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

54. Not later than 30 December 2049 or the expiry of 24 months following the permanent cessation of the winning and working of minerals and the depositing of mineral waste, whichever is the sooner, an aftercare scheme, for amenity after use that promotes the use of the site for nature conservation shall be submitted for the approval of the Local Planning Authority.

The aftercare scheme shall include the following elements:

- a) A five year period of aftercare following restoration;
- b) The inclusion of all areas affected by the quarrying activities, and areas outside the extraction area that have been used to store soil or overburden and areas subject to trafficking by mobile plant and equipment;
- c) The steps to be taken and the period during which they are to be undertaken and who shall be responsible for taking those steps;
- d) The timing and pattern of vegetation establishment (including grass seeding of restored areas with a suitable herbage mixture and application rates to achieve species rich grassland and heath land restoration, the distribution of native tree and shrub planting including stock types, sizes, spacing, method and position of planting);
- e) Cultivation practices for the preparation of soils;
- f) Fertilising and lime application based on soil analysis, weed control;
- g) Land management techniques;
- h) The provision of boundary treatment;
- i) Entry onto the site shall be granted to officials of the Welsh Government at all times during soil stripping or replacement operations, restoration and aftercare of the site;

The aftercare scheme shall contain an aftercare habitat management plan which shall include:

- a) The details of the provision of areas to be restored to nature conservation and their application to local biodiversity objectives (to include nesting sites for peregrine falcon and raven, roosting and hibernation areas for bats, native woodland restoration, natural species-rich grassland and heath land restoration);
- b) Description and evaluation of features to be managed;
- c) Ecological trends and constraints that may influence management;
- d) Aims and objectives of management;
- e) Appropriate management options for achieving aims and objectives;
- f) Prescription for management actions;
- g) Work Schedule;
- h) Personnel responsible for implementation of plan;
- i) Monitoring and remedial/contingency measures triggered by monitoring.

Aftercare operations shall be carried out in accordance with the approved aftercare scheme unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the local area in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan.

55. Before 31st March of every year during the aftercare period, the site operator shall arrange a formal site meeting to review the aftercare operations which have taken place on the site during the previous year, and also the programme of management for the following year. The parties invited to this meeting shall include the site operator, the owners of the land (if not the operator), any other relevant occupiers, the Local Planning Authority and such relevant advisors and/or representatives of the Local Planning Authority as it shall nominate. At least one month before the date of each annual review meeting, the site operator shall provide a written report to the Local Planning Authority. The report shall contain details of the management and other operations carried out on the site in the previous year and those which are planned for the ensuing year.

Reason: In the interests of the amenity of the local area in accordance with Policy CS10 of the Rhondda Cynon Taf Local Development Plan.

56. Within 6 months of the date of this planning permission or prior to the commencement of preparatory construction/excavation works in relation to the eastern landform, whichever is the sooner, a strategy shall be submitted for communication and engagement with the local community. This shall include measures for the setting up of a Community Liaison Group. The strategy shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity of the local residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Details agreed	Community communication and engagement strategy
Application Number	23/0388/38
Decision Date	25/03/2024
Deciding Authority	Rhondda Cynon Taf CBC
Revision number	v.2

57. The average annual output of aggregates from the site shall not exceed 400,000 tonnes when calculated over any period of three consecutive calendar years.

Reason: In the interests of the amenity of the local residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Dated : 11/10/2022
Julie James AS/MS.

v.1 A/20/3265358
v.2 23/0023-38 – Discharge of Condition 13
23/0388/38 – Discharge of Conditions 7, 38, 51 & 56
24/0180/38 – Discharge of Conditions 31, 37 & 49
24/0487/38 – Discharge of Condition 15