

Appendix 1 Draft condition ESS/10/22/CHL

1	<p>The development hereby permitted shall be begun before the expiry of 3 months from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within 7 days of such commencement.</p> <p><i>Reason: To comply with section 91 of the Town and Country Planning Act 1990 [as amended]. The shorter implementation period reflects that the application seeks amended hours to serve 2022/2023 contracts for asphalt. To limit the impact of the site on local amenity and to comply with Mineral Local Plan adopted November 2014 (MLP) policy DM1.</i></p>
2	<p>The development hereby permitted shall be carried out in accordance with the details submitted by way of the planning application (ESS/63/03/CHL) and supporting statement dated 24 October 2003 and letter 18 November 2003 and amending details and plans as follows:</p> <ul style="list-style-type: none"> • Drawing B215r/205 - Site Location; • Drawing B215r/202 - Site Plan for Proposed Coated Roadstone Plant; • Drawing B215r/201a - Proposed New Coated Roadstone Plant - Layout & Sections; • Drawing B215r/204 - Sections through proposed coated roadstone plant and existing quarry processing plant; and • Drawing B215r/206 - Vehicle stacking and routing arrangements for coated roadstone plant <p>as amended by application ESS/01/11/CHL dated 21 December 2010, the attached narrative dated December 2010, together with Noise assessment dated December 2010, and drawing no. B215/307a Site layout health and safety dated November 2010, and e-mails from Stewart Lenton dated 23 December 2010 (16:34) and 31st January 2011 (15:04) and 18th March 2011 (09.39) with report Proposed Night Working - Bats.</p> <p>As amended by application ESS/10/22/CHL dated 25 January 2022, covering letter from Hanson dated 25 January 2022 and Noise compliance monitoring September 2011 and Additional week night and weekend night working – Noise Impact Assessment dated 1 June 2022.</p> <p>and in accordance with any Non-Material Amendment(s) as may be subsequently approved in writing by the Mineral Planning Authority, except as varied by the following conditions:</p> <p><i>Reason: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried</i></p>

	<p><i>out with the minimum harm to the local environment and in accordance with NPPF, MLP policies DM1 and Chelmsford Local Plan adopted May 2020 (CLP) policy DM29.</i></p>
3	<p>The development hereby permitted shall only be operated in conjunction with operations at Bulls Lodge Quarry as permitted under planning permissions CHL/1890/87, CHL/1019/87, ESS/44/19/CHL and ESS/25/08/CHL (or any superseding/amending planning permissions or Non-Material Amendments).</p> <p><i><u>Reason:</u> To ensure that the coated roadstone plant is operated only in conjunction with the adjoining Bulls Lodge Quarry approved under planning permissions CHL/1890/87, CHL/1019/87 and ESS/44/19/CHL and ESS/43/06/CHL (or any superseding/additional planning permissions or Non -Material Amendments) and to comply with MLP policy DM1.</i></p>
4	<p>This permission shall expire on the 31 December 2030 by which date all plant, machinery, foundations, hardstandings, roadway or structures constructed in connection with this permission shall be removed and the land restored in accordance with planning permission CHL/1890/87 (or any superseding planning permission).</p> <p><i><u>Reason:</u> To provide for the completion of the site within the approved timescale to protect the amenities of local residents and to comply with MLP policies S12 and DM1.</i></p>
5	<p>The maximum number of HGV movements (in and out of the site) associated with the coated roadstone plant for the life of this permission when aggregated with all other permitted operations at Bulls Lodge Quarry, including sand and gravel extraction, concrete batching plant, recycling facility and band bagging plant shall not exceed 60 per hour during the hours of 0730-0900 and 1630-1800. A permanent record shall be kept of HGV movements, to be submitted to the Mineral Planning Authority on written request.</p> <p><i><u>Reason:</u> In the interest of highway safety, the amenity of the local area and to comply with MLP policies S11 and DM1 and CLP policy DM29.</i></p>
6	<p>The maximum number of HGV movements (in and out of the site) associated with the coated roadstone plant shall not exceed 60 HGV movements in any one period of 1800-0500 hours and shall not exceed an average of 40 HGV movements in any one period of 1800 and 0500 hours over a 3 month period. To this end a permanent record shall be kept of HGV movements to be submitted to the Mineral Planning Authority upon a written request.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and to comply with MLP policy S11 and DM1 and CLP policy DM29.</i></p>

7	<p>Not less than 66% of aggregates supplied to the development per annum shall be from indigenous sources at Bulls Lodge Quarry (permitted under refs. CHL/1890/87 and CHL/1019/87 (or any superseding planning permission). The quantity and source of aggregates shall be recorded and available for inspection by the Mineral Planning Authority within 7 days of written request.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and to comply with MLP policy DM1.</i></p>
8	<p>For a period of 2 years from the date of commencement of this planning permission the permitted hours of operation and export of materials shall not be outside the following:</p> <p style="padding-left: 40px;">0500 to 1800 hours Monday to Friday; 0500 to 1300 Saturday;</p> <p>and at no other time on Sundays and Public Holidays except for essential plant maintenance works and except for the following:</p> <p>a) weekday night working 1800 to 2400 hours Monday to Thursday and 0000 to 0500 hours Tuesday to Friday, subject to no more than 10 weekday nights working in any month</p> <p>b) weekend working 1800 Friday to 0500 Monday, subject to no more than 22 weekends in a year.</p> <p>Upon expiration of the two year period from the date of commencement of this planning permission the hours of operation and export of material shall not be outside the following:</p> <p style="padding-left: 40px;">0500 to 1800 hours Monday to Friday; 0500 to 1300 Saturday;</p> <p>and at no other time on Sundays and Public Holidays except for essential plant maintenance works and except for the following:</p> <p>a) weekday night working 1800 to 2400 hours Monday to Thursday and 0000 to 0500 hours Tuesday to Friday, subject to no more than 5 weekday nights working in any month; and</p> <p>b) weekend working 1800 Friday to 0500 Monday, subject to no more than 11 weekends in a year.</p> <p><i><u>Reason:</u> In the interests of local amenity and in accordance with DM1 and CLP policy DM29.</i></p>

9	<p>Access to and egress from the site shall be obtained solely by way of Radial Distributor Road (Beaulieu Parkway) Roundabout 5.</p> <p><i><u>Reason:</u> In the interest of the highway safety and amenity of the local area and to comply with MLP policy S11 and DM1.</i></p>																												
10	<p>The free field Equivalent Continuous Noise Level ($L_{Aeq, 1\text{ hr}}$) at noise sensitive locations listed below, due to all permitted combined operations at Bulls Lodge Quarry between 0700 and 1800 hours Monday to Friday and 0700 and 1300 hours Saturday shall not exceed, the levels as set out below:</p> <table data-bbox="405 645 1150 972"> <thead> <tr> <th>Location</th> <th>Criterion dB $L_{Aeq, 1\text{ hr}}$</th> </tr> </thead> <tbody> <tr> <td>Wallace's Lane</td> <td>53</td> </tr> <tr> <td>Generals Lane (Bulls Lodge Cottages)</td> <td>51</td> </tr> <tr> <td>Brick House Farm</td> <td>55</td> </tr> <tr> <td>Mount Maskall</td> <td>47</td> </tr> <tr> <td>Beaulieu Park A</td> <td>51</td> </tr> <tr> <td>Beaulieu Park B</td> <td>51</td> </tr> </tbody> </table> <p>The free field Equivalent Continuous Noise Level ($L_{Aeq, 1\text{ hr}}$) at noise sensitive locations listed below, due to operations at the site between 1300 and 1800 hours Saturday and 0700 and 1800 hours Sunday (subject to the requirements of condition 8) shall not exceed, the levels as set out below:</p> <table data-bbox="405 1196 1177 1523"> <thead> <tr> <th>Location</th> <th>Criterion dB $L_{Aeq, 1\text{ hr}}$</th> </tr> </thead> <tbody> <tr> <td>Wallace's Lane</td> <td>47</td> </tr> <tr> <td>Generals Lane (Bulls Lodge Cottages)</td> <td>44</td> </tr> <tr> <td>Brick House Farm</td> <td>54</td> </tr> <tr> <td>Mount Maskall</td> <td>43</td> </tr> <tr> <td>Beaulieu Park A</td> <td>44</td> </tr> <tr> <td>Beaulieu Park B</td> <td>44</td> </tr> </tbody> </table> <p>The free field Equivalent Noise Level at noise sensitive locations listed above, due to operations at the site when operational between 1800 and 0700 Mondays to Sundays (subject to the requirements of condition 8) shall not exceed 42 dB $L_{Aeq, 1\text{ hr}}$.</p> <p>Maximum noise limits apply at the residential properties in the vicinity of the locations points named above. The locations points are identified on drawing in Appendix C of Walker Beak Mason report entitled "Additional Week Night and Weekend Night Working Noise Impact Assessment" Ref 5247 dated 1 June 2022</p> <p>Noise levels shall be monitored by the operating company at three monthly intervals at the above locations . Measurements shall be made no closer</p>	Location	Criterion dB $L_{Aeq, 1\text{ hr}}$	Wallace's Lane	53	Generals Lane (Bulls Lodge Cottages)	51	Brick House Farm	55	Mount Maskall	47	Beaulieu Park A	51	Beaulieu Park B	51	Location	Criterion dB $L_{Aeq, 1\text{ hr}}$	Wallace's Lane	47	Generals Lane (Bulls Lodge Cottages)	44	Brick House Farm	54	Mount Maskall	43	Beaulieu Park A	44	Beaulieu Park B	44
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	<p>than 3.5 metres from the façade of properties. The results shall include the prevailing weather conditions, details of the measurement equipment used and its calibration and comments on the sources of noise which control the noise climate. All noise measurements taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects.</p> <p>Monitoring should preferably be undertaken in calm weather conditions avoiding wind speeds greater than 5m/sec average; rain; low temperatures (<3 degrees C).</p> <p>The survey shall be for a minimum of two separate 15 min periods during the daytime working hours and a minimum of two 15 min periods during night-time working hours and should avoid meal breaks and periods of plant breakdown. The frequency, extent and duration of such monitoring may be modified at the discretion of the Mineral Planning Authority. The monitoring may be required more frequently where it becomes necessary to demonstrate continuing compliance with the limiting noise levels, or less frequently where the need does not arise.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and to comply with MLP policy DM1 and CLP policy DM29.</i></p>
11	<p>No loaded vehicles (HGVs) shall leave the site unsheeted except those carrying any materials other than washed stone in excess of 500mm in diameter.</p> <p><i><u>Reason:</u> In the interest of highway safety, safeguarding local amenity and to comply with MLP policy DM1.</i></p>
12	<p>Aggregate and other materials associated with the coated roadstone plant shall not be stored in stockpiles greater than 8 metres in height above immediate surrounding ground levels.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and to comply with MLP policy DM1.</i></p>
13	<p>No commercial vehicle shall leave the site unless its wheels and underside chassis have been cleaned to prevent materials, including mud and debris, being deposited on the public highway.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and highway safety and to comply with MLP policy DM1.</i></p>

14	<p>Any fuel, lubricant or chemical storage above ground and refuelling facilities shall be sited on an impermeable base and surrounded and bunded to at least 110% of the tank/drums capacity with a sealed sump within the bunded area and no direct discharge to any watercourse, land or underground strata. All fill, draw and overflow pipes shall be within the bunded area.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and to comply with MLP policy DM1 and CLP policy DM29</i></p>
15	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no building, structure, fixed plant or machinery (other than hydraulic excavator or plant for the movement of materials), shall be erected, extended, installed or replaced at the site without the prior approval in writing of the Mineral Planning Authority.</p> <p><i><u>Reason:</u> In the interest of the amenity of the local area and comply with MLP policy DM1.</i></p>
16	<p>Unless otherwise approved in writing by the Mineral Planning Authority, lighting shall be erected, installed and operated in accordance with the details in the letter dated 18 March 2010 (SLR ref 403.00027.00305) and drawing reference B215/307a (dated Nov 10) accompanying the application. No alternative lighting proposals shall be erected or installed until details of the location, height, design,, sensors, and luminance have been submitted to and approved in writing by the Mineral Planning Authority. Lighting on site shall be erected, installed and operated in accordance with the approved details.</p> <p><i><u>Reason:</u> To minimise the nuisance and disturbances to neighbours and the surrounding area and in the interests of highway safety and to comply with MLP policy DM1 and CLP policy DM29.</i></p>
17	<p>There shall be no importation of materials e.g. bitumen via the public highway outside of the following hours 0700 to 1800 Monday to Friday and 0700 to 1300 hours Saturday.</p> <p><i><u>Reason:</u> To minimise the number of out of hours vehicle movements in the interests of local amenity and in accordance with MLP policy DM10 and CLP policy DM29.</i></p>
18	<p>No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with tonal noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity.</p> <p><i><u>Reason:</u> To minimise the nuisance and disturbances to neighbours and</i></p>

	<i>the surrounding area to comply with MLP policy DM1 and CLP policy DM29.</i>
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