



Dartmoor National Park Authority

Grant of Conditional Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

In correspondence please quote Application Nos: 0322/16 & DCC/3994/2017

To Mrs A Hoey, Atkins Ltd
of The Octagon, Pynes Hill , Rydon Lane, Exeter EX2 5AZ
Agent for E & JW Glendinnings Ltd
of Glentor, Balland Lane, Ashburton, Newton Abbot TQ13 7LF

The Dartmoor National Park Authority hereby grants permission to carry out the development described in the planning application ref. 0322/16 dated 16 June 2016, together with the plans, drawings and documents attached thereto, and also the duplicate planning application ref. DCC/3994/2017, received by Devon County Council on 11 January 2017, the responsibility for the determination of which was discharged to the Dartmoor National Park Authority under s101 of the Local Government Act 1972. Brief particulars of these applications are as follows:

- **Extension to the existing Linhay Hill Quarry for extraction of minerals and creation of new permanent landscaping bunds with associated landscaping, surface water management works and other environmental improvements on land adjacent to the quarry; Backfilling of overburden and quarry spoil from later stages of the quarry extension.**
- **Closure and removal of a section of Alston Lane and junction onto the A38; Provision of a new road as a replacement for Alston Lane; Diversion of Ashburton footpath 16; Removal of existing accesses to Alston Farm and Lower Waye, and replacement with new accesses; Diversion of water supply pipe and relaying of existing underground telecommunication duct;**
- **Widening of Balland Lane and alterations to the coach turning circle at South Dartmoor Community College, with temporary construction compound;**
- **Flood mitigation works; Provision of public access and footpaths, with amenity area in walled garden. Provision of quarry viewpoint with information facilities and parking as appropriate.**
- **Continuation of quarrying and all currently consented operations for 60 years after commencement of proposals, including retention of existing plant, equipment and buildings, for processing of minerals and recycled aggregates, manufacture of aggregate products and completion of existing tip. Extraction of minerals in existing and extended quarry to full extents to 0m AOD, Raising the sides of the existing settling pond to increase its capacity, and providing for its capping and subsequently for a temporary bund to screen mobile processing plant for final part of quarrying.**
- **Progressive restoration and landscaping of the existing and extended quarry with provision for nature conservation, biodiversity and geology.**
- **Following the cessation of quarrying, final Restoration to a combination of: amenity, informal recreation, and nature conservation in the main part of the extended quarry area**

with amenity area on part of capped Balland Pit and public access via circular path; and employment in the workshop area and part of capped Balland Pit. Ongoing management of the restored areas and after uses., Linhay Hill Quarry, Ashburton.

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than 6 years from the date of this permission.
 2. The extraction of minerals shall cease not later than 66 years from the date of this decision notice, and restoration of the site shall be completed thereafter in accordance with a restoration and aftercare scheme to be approved under Condition 40.
 3. No development shall be carried out other than in strict accordance with the approved drawings numbered:
 - LINHAY-ATK-GEN-T-PL-0001 P4 SITE PLAN - Existing
 - LINHAY-ATK-GEN-T-PL-0002 P4 SITE PLAN - Proposed
 - LINHAY-ATK-GEN-T-PL-0003 P4 Site Location Plan
 - LINHAY-ATK-S0-Z-PL-0001 P2 Stage 0
 - LINHAY-ATK-S1-Z-PL-1000 P1 Stage 1
 - LINHAY-ATK-S2-Z-PL-2000 P2 Stage 2
 - LINHAY-ATK-S3-Z-PL-3000 P3 Stage 3
 - LINHAY-ATK-S4-Z-PL-4000 P3 Stage 4
 - LINHAY-ATK-S5-Z-PL-5000 P3 Stage 5
 - LINHAY-ATK-R-Z-PL-6000 P3 Stage 6 (Restoration)
 - LINHAY-ATK-GEN-Z-SE-0001 P1 Section Locations
 - LINHAY-ATK-GEN-Z-SE-0002 P2 Sections 1
 - LINHAY-ATK-GEN-Z-SE-0003 P2 Sections 2
 - LINHAY-ATK-GEN-Z-SE-0007 Rev S0 – Sections
 - LINHAY-ATK-GEN-Z-SE-0008 Rev S0 – Sections
 - LINHAY-ATK-GEN-Z-SE-0009 Rev S0 – Sections
 - LINHAY-ATK-GEN-Z-SE-0010 Rev S0 – Sections
 - LINHAY-ATK-S0-C-DR-0003 P1 Alston Farm Access (Private) Plan and Profile Interim Route
 - LINHAY-ATK-S0-C-DR-0012 P1 Alston Farm Access (Private) Section Views Interim Route
 - LINHAY-ATK-S0-C-DR-0004 P1 Lower Waye Access Plan and Profile
 - LINHAY-ATK-S0-C-DR-0005 P7 Upgrading of Waye Lane Route Plan and Profile 1 of 5
 - LINHAY-ATK-S0-C-DR-0006 P7 Upgrading of Waye Lane Route Plan and Profile 2 of 5
 - LINHAY-ATK-S0-C-DR-0007 P7 Upgrading of Waye Lane Route Plan and Profile 3 of 5
 - LINHAY-ATK-S0-C-DR-0008 P7 Upgrading of Waye Lane Route Plan and Profile 4 of 5
 - LINHAY-ATK-S0-C-DR-0009 P7 Upgrading of Waye Lane Route Plan and Profile 5 of 5
 - LINHAY-ATK-S0-C-DR-0010 P1 Road markings and signing for safety audit of Waye Lane 1 of 2
 - LINHAY-ATK-S0-C-DR-0011 P1 Road markings and signing for safety audit of Waye Lane 2 of 2
 - LINHAY-ATK-S0-C-SE-0001 P1 Upgrading of Waye Lane Route - Road Cross Sections
 - LINHAY-ATK-S0-C-PL-0201 P0 Balland Stream Upper Catchment Attenuation Storage
 - LINHAY-ATK-S1-C-DR-1101 - Alston Junction General Arrangement
 - LINHAY-ATK-S1-C-DR-1102 - Alston Junction Existing Signs and Road Markings
 - LINHAY-ATK-S1-C-DR-1103 - Alston Junction Site Clearance
 - LINHAY-ATK-S4-C-DR-4001 P1 Alston Farm Access (Private) Plan and Profile Permanent Route
 - LINHAY-ATK-S4-C-DR-4002 P1 Alston Farm Access (Private) Section Views Permanent Route
- Enq 3476829 Cable diversion, 34ED line, Linhay Hill Quarry.

Hedgerow Translocation Methodology Guidance in Appendix B of the EMES, and with any scheme, working programme or other details submitted to and approved in writing by the Minerals Planning Authority in pursuance of any condition attached to this permission.

From the commencement of development until its completion, a copy of this permission, including all drawings hereby approved and any other documents approved in accordance with this permission, shall always be available at the Quarry Manager's office, Linhay Hill Quarry during normal working hours, to all persons with the responsibility for the site's operations, restoration and aftercare.

4. The development hereby approved shall be carried out in the order of stages 0-6 as described in Table 3-1 'Linhay Hill Quarry – Stage progression' on page 3-6 of chapter 3 of the ES dated June 2016 and as shown on the drawings numbered:
LINHAY-ATK-S0-Z-PL-0001 P2 Stage 0
LINHAY-ATK-S1-Z-PL-1000 P1 Stage 1
LINHAY-ATK-S2-Z-PL-2000 P2 Stage 2
LINHAY-ATK-S3-Z-PL-3000 P3 Stage 3
LINHAY-ATK-S4-Z-PL-4000 P3 Stage 4
LINHAY-ATK-S5-Z-PL-5000 P3 Stage 5
LINHAY-ATK-R-Z-PL-6000 P3 Stage 6 (Restoration).
5. Works on the construction of Waye Lane shall not be commenced until the public footpath Ashburton 16 has been diverted in accordance with the drawings numbered:
LINHAY-ATK-S0-C-DR-0005 P7 Upgrading of Waye Lane Route Plan and Profile 1 of 5
LINHAY-ATK-S0-C-DR-0006 P7 Upgrading of Waye Lane Route Plan and Profile 2 of 5
LINHAY-ATK-S0-C-DR-0007 P7 Upgrading of Waye Lane Route Plan and Profile 3 of 5
LINHAY-ATK-S0-C-DR-0008 P7 Upgrading of Waye Lane Route Plan and Profile 4 of 5
LINHAY-ATK-S0-C-DR-0009 P7 Upgrading of Waye Lane Route Plan and Profile 5 of 5
or any such non-material amendments to this route, which result from an application under Section 257 of the Town and Country Planning Act 1990 for the diverted Footpath 16 and have been previously been submitted to and approved in writing by the Mineral Planning Authority.
The diverted footpath shall be provided in accordance with a specification to be submitted and agreed with the Minerals Planning Authority.
6. The proposed new road, Waye Lane, shall not be brought into use as a highway until Balland Lane has been improved in accordance with details which shall previously have been submitted to and approved in writing by the Mineral Planning Authority.
7. The proposed new road, Waye Lane, shall not be brought into use as a highway until the flood attenuation storage areas shown on drawing numbered LINHAY-ATK-GEN-C-PL-0201 P0 have been implemented in accordance with the approved drawings.
8. Alston Lane shall not be closed to through traffic until the following have been completed and brought into use:
 - a) Construction of Waye Lane, including the junctions with Alston Lane and Balland Lane, and the Waye Farm Link Road as shown on drawings numbered:
LINHAY-ATK-S0-C-DR-0005 P7 Upgrading of Waye Lane Route Plan and Profile 1 of 5
LINHAY-ATK-S0-C-DR-0006 P7 Upgrading of Waye Lane Route Plan and Profile 2 of 5
LINHAY-ATK-S0-C-DR-0007 P7 Upgrading of Waye Lane Route Plan and Profile 3 of 5
LINHAY-ATK-S0-C-DR-0008 P7 Upgrading of Waye Lane Route Plan and Profile 4 of 5
LINHAY-ATK-S0-C-DR-0009 P7 Upgrading of Waye Lane Route Plan and Profile 5 of 5
 - b) Construction of the interim route of the new access to Alston Farm and Alston Cottage as shown on drawings numbered LINHAY-ATK-S4-C-DR-4001 P1 and LINHAY-ATK-S4-C-DR-4002 P1

- c) Formation of the Lower Way Access as shown on drawing numbered LINHAY-ATK-S0-C-DR-0004 P1
 - d) The improvement of Caton Junction in accordance with planning permission 18/00542/FUL approved by Teignbridge District Council on 23 August 2019.
9. Within 12 months of the closure of Alston Lane, the junction with the A38 shall be restored and landscaped in accordance with drawings numbered LINHAY-ATK-S1-C-DR-1101, LINHAY-ATK-S1-C-DR-1102 and LINHAY-ATK-S1-C-DR-1103.
10. Prior to the commencement of each of Stages 0, 1, 2a, 2b, 3 and 4 of the development, a detailed Landscape and Ecological Mitigation and Enhancement Scheme shall be submitted to and approved in writing by the Mineral Planning Authority, incorporating the relevant measures for that stage of the EMES in ES Appendix 10.3 and in the Landscape Mitigation and Restoration Strategy in ES Appendix 8A.5. The Scheme shall set out in detail:
- a) the proposals for the implementation of each of the landscape and ecological mitigation and enhancements proposed in that stage, and
 - b) arrangements for updating the Scheme in advance of each successive stage of the development.
- The development in each stage shall be carried out in accordance with the approved Landscape and Ecological Mitigation and Enhancement Scheme for that stage.
11. Prior to the commencement of Stages 0, 1, 2a, 2b, 3, 4, and 5, a detailed Land Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority, incorporating the relevant terms for that stage of the development from the supporting document 'Linhay Hill Quarry: Outline Operational Land Management Strategy' and including management of Little Barton Fields UWS for bats. The Outline Land Management Plan shall set out in detail;
- a) the status of the natural resources to be managed in that stage.
 - b) the desired future conditions, and the management practices to achieve those conditions and the time horizons for actions and achievement of objectives.
 - c) the aftercare steps to be taken for grassland, wetlands, trees and shrubs planted in accordance with the approved detailed Landscape and Ecological Mitigation and Enhancement Scheme, and the periods during which they are to be taken
 - d) The aftercare steps for hedgerows planted in accordance with the approved detailed Landscape and Ecological Mitigation and Enhancement Scheme, and the periods during which they are to be taken
 - e) arrangements for reporting of land management actions and monitoring outcomes.
 - f) arrangements for updating the Land Management Plan in advance of each successive stage of the development.
- The development in each stage shall be carried out in accordance with the approved Land Management Plan for that stage.
12. Prior to the commencement of Stage 0, details of an Environmental Steering Group, which will oversee the delivery of the landscape and ecological mitigation, restoration works and the Land Management Plan (approved under Condition 11), shall be submitted to the Mineral Planning Authority for approval. The details to be submitted shall include the constitution of the Group and frequency of meetings. Unless otherwise agreed in writing with the Mineral Planning Authority, the first Environmental Steering Group meeting shall be convened within 6 months from the date of approval of the submitted Environmental Steering Group details.
13. Prior to the commencement of each Stage and sub-stage up to and including Stage 5, ecological surveys shall be undertaken in accordance with Table C1 in Appendix C of the EMES (Atkins May 2016) and the Summary Bat Report in Appendix 6.1 of the Regulation

22 Response #4 (Woodfield Ecology December 2018). Following completion of each survey, the report of the surveys shall be submitted to the Mineral Planning Authority.

14. Prior to the commencement of Stage 0, and to the commencement of each successive stage of the development up to and including Stage 5, an Arboricultural Method Statement produced in accordance with Appendix C of the Arboricultural Report (Evans + Associates Ltd, May 2016) shall be submitted to and approved in writing by the Mineral Planning Authority.
The arboricultural works approved for each stage shall be undertaken in accordance with the approved Arboricultural Method Statement for that stage.
15. Monitoring shall be undertaken in accordance with the monitoring and mitigation measures outlined in the Revised ES Appendix 12 C, Hydrogeological Impact Assessment 2020, Atkins July 2020 (the HIA) from a date to be advised to the Mineral Planning Authority within 3 months of the date of this Decision Notice.
 - a) The monitoring will additionally include monitoring of existing observation boreholes Q1, Q2, SW1S/D, SE2S/D, and Q10S/D (as identified in the HIA).
 - b) Monitoring must be carried out for a minimum of three years prior to the commencement of Stage 1 of the development hereby approved.
Trigger levels for the activation of mitigation measures identified in Conditions 15 and 16 shall be presented to the Mineral Planning Authority at the end of the monitoring period described in condition 15b), accompanied by details of those mitigation responses and the time required to implement them following an identified breach of trigger levels.
Approval of these trigger levels shall be obtained from the Mineral Planning Authority in writing before the commencement of the extraction of limestone below the level of 110mAOD to the east of Alston Lane.
Within three months of a breach of the trigger levels, the Mineral Planning Authority must be notified of the breach, of mitigation actions taken in response to such a breach, and of impacts that are beyond the capability of the existing mitigation measures to address.
16. Within three months of the date of this Decision Notice, further proposals shall be submitted to the Mineral Planning Authority for the following:
 - a) monitoring of BH11 (as identified in the HIA), or equivalent alternative location, subject to landowner consent;
 - b) a proposed approach for monitoring potential impacts on the Lemonford Stream, the Goodstone Springs, and for drawdown in the deeper part of the Chercombe Bridge Limestone Formation (CBLF) between the quarry and Ashburton;
 - c) a process of resolution in the event of a dispute regarding hydrogeological and hydrological matters.Approval of the further proposals shall be obtained from the Mineral Planning Authority in writing prior to the commencement of Stage 1.
17. Following approval of the further proposals in condition 16,
 - a) monitoring shall be undertaken, and mitigation implemented, in accordance with conditions 15 and 16 or such revised monitoring scheme as may be approved in writing by the Mineral Planning Authority from time to time under part b) of this condition.
 - b) the extraction of limestone in Stage 1 of the extension area, and in each subsequent Stage of the extension up to and including Stage 6 and a post-restoration period to be agreed, shall not be commenced until a revised HIA for that stage, including updated monitoring and mitigation measures, has been submitted to and approved in writing by the Mineral Planning Authority. The monitoring and mitigation measures included may decrease or increase in each revision, in accordance with the available data.
The Minerals Planning Authority shall consult the Environment Agency on all submissions made under conditions 15 to 17.

18. Prior to the commencement of Stage 0, a scheme detailing the design and method of operation of the flood diversion system for the Balland Stream shall be submitted to and approved in writing by the Mineral Planning Authority. The flood diversion system shall be provided and maintained in accordance with the approved details for the duration of the development.
19. Prior to the commencement of Stage 0, full details of the adoption and maintenance arrangements for the proposed permanent surface water management system for the proposed new highways shall be submitted to and approved in writing by the Mineral Planning Authority.
20. Within 3 months of the date of this Decision Notice a Karst Management Plan shall be submitted for the approval of the Mineral Planning Authority in accordance with the principles set out in the Land Stability Risk Assessment 2020, Atkins July 2020, but with the area of investigation also being informed by the hydrological and hydrogeological monitoring identified in Conditions 15 ,16 and 17b). The Karst Management Plan shall include:
 - a. proposals for undertaking a baseline building survey. Subject to landowner permission, this shall include non-intrusive external structural surveys of Lower Waye, Alston Farmhouse, Alston Cottage and properties within the hamlet of Caton;
 - b. proposals for establishing a Karst Liaison Network for the reporting of land stability matters;
 - c. proposals for setting land stability trigger events and mitigation responses, including sinkhole repair where necessary;
 - d. details for a programme of ground surface monitoring, including:
 - i. an initial planned frequency of twice yearly: once in March to April once in September to November,
 - ii. an additional monitoring walkover is made between the walkovers in item d.i to inspect the areas around those receptors that are denoted as 'medium' risk in Table 6-5 of the Land Stability Risk Assessment 2020, Atkins July 2020,
 - iii. additional monitoring visits are proposed after high rainfall events with a return period of 1 in 2 year (or more severe); and
 - iv. monitoring requirements connected with any water related mitigation measures introduced under conditions 15 to 17.
 - e. arrangements for reporting of data and findings from items d, i to iv, incorporating data from the hydrogeological and hydrological monitoring addressed in conditions 15 to 17.
 - f. proposals for a process of resolution in the event of a dispute regarding land stability matters.

Approval of the Karst Management Plan shall be obtained from the Mineral Planning Authority in writing before the commencement of Stage 1.

21. Following approval of the Karst Management Plan in Condition 20,
 - a) monitoring shall be undertaken, and mitigation implemented, in accordance with the approved Karst Management Plan or such revised plan as may be approved in writing by the Mineral Planning Authority from time to time under part b) of this condition; and
 - b) the extraction of limestone in Stage 1 of the extension area, and in each subsequent Stage of the extension up to and including Stage 6 and a post-restoration period to be agreed, shall not be commenced until a revised Karst Management Plan (including updated monitoring and mitigation measures) for that stage has been submitted to and approved in writing by the Mineral Planning Authority.

22. Prior to the commencement of Stage 0, a Method of Construction Statement shall be submitted to, and approved in writing by, the Mineral Planning Authority. The Statement shall include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management), and
 - (e) provision of boundary hoarding behind any visibility zones;
- for all of the following items:
- Balland Lane works
 - Ashburton 16 public footpath diversion
 - Construction of Waye Lane and
 - Construction of flood attenuation storage areas
 - Construction of new access to Alston
 - Formation of Lower Waye access
 - Diversion of overhead lines.
- These works shall be implemented in accordance with the approved Method of Construction Statement.
23. Prior to the commencement of each stage of the development up to and including Stage 4, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Mineral Planning Authority. The CEMP shall cover all of the items identified in Condition 22 and shall include:
- a) Risk assessment of potentially damaging construction activities including vegetation clearance and removal.
 - b) Identification of 'biodiversity protection zones'.
 - c) Dust Management Plan,
 - d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to include details of lighting, drainage and no dig methods of construction.
 - e) The location and timing of sensitive works to avoid harm to biodiversity features (including timing of vegetation removal). This includes the use of protective fences, exclusion barriers and warning signs.
 - f) The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP, and the actions that will be undertaken.
 - g) Responsible persons and lines of communication.
 - h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- All works shall be implemented in accordance with the approved Construction Environmental Management Plan.
24. Prior to the commencement of Stage 1, geotechnical submissions relevant to the construction of the Stage 1a and Stage 1b bunds shall be submitted to and approved in writing by the Minerals Planning Authority. The submissions shall be in accordance with 'Design Manual for Roads and Bridges CD622 Managing Geotechnical Risk'. The bunds shall thereafter be developed in accordance with the approved details.
25. Prior to the commencement of Stage 1 and Stage 2 respectively, details of the proposed soil and overburden stripping and the construction of the bunds in that stage shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include:
- a) the arrangements for handling and storage of topsoil
 - b) proposed haulage routes
 - c) details of the drainage during the construction phase

- d) details of the final drainage scheme
- e) a timetable for construction, and
- f) proposals for monitoring of noise and dust and reporting during construction of the bunds.

The bunds shall be constructed in accordance with the approved details.

26. Prior to the commencement of Stage 4, the route of the access lane to Alston Farm and Cottage shall be realigned in accordance with drawings numbered LINHAY-ATK-S4-C-DR-4001 P1 and LINHAY-ATK-S4-C-DR-4002 P1.
27. Stage 2 shall not be commenced until a balancing pond identified on drawing numbered LINHAY-ATK-S2-Z-PL-2000 P2 Stage 2, or such other equivalent mitigation mechanism as may be identified by any revised hydrogeological impact assessment approved in writing by the Mineral Planning Authority in accordance with condition 17b), has been implemented.
28. No soil or overburden stripping or construction of the bunds or spreading of topsoil on the bunds shall be carried out:
 - a) other than between 0800 and 1800 hours on Mondays to Fridays, and between 0800 and 1300 hours on Saturdays; and
 - b) at any time on Sundays, Bank or Public Holidays.
29. No winning and working of minerals (that part of the recovery of the deposit up to and including primary crushing) shall be carried out:
 - a) other than between 0600 hours and midnight on Mondays to Saturdays;
 - b) other than between 0600 and 1200 hours on Sundays, Bank and Public Holidays.
30. No tipping or spreading of waste or topsoil shall be carried out on the existing tip:
 - a) other than between 0730 and 1830 hours on Mondays to Fridays; and 0800 and 1300 hours on Saturdays.
 - b) at any time on Sundays, Bank and Public Holidays.
31. Except as may be essential for reasons of safety, no blasting shall be carried out:
 - a) other than between 0900 and 1730 hours on Mondays to Saturdays.
 - b) No blasting shall take place on Sundays, Bank or Public Holidays.

The developer shall inform the Mineral Planning Authority within 48 hours of any occurrence outside these times, together with an explanation.
32. Noise levels emanating from the Quarry operations shall not exceed the limits set out below, at locations to be approved by the Minerals Planning Authority prior to the commencement of Stage 1:
 - a) 55dB(A) during the times of 0700 to 1900 hours on Mondays to Saturdays inclusive;
 - b) 45dB(A) during the times of 1900 to 2200 hours, and 0600 to 0700 hours on Mondays to Saturdays inclusive, excluding Bank and Public Holidays when 40dB(A) shall not be exceeded; and
 - c) 40dB(A) at any other time
 - d) 70 dB(A) between 08.00 and 18.00 during soil stripping and bund building campaigns and these sound levels shall not occur for more than 8 weeks in any calendar year.

The noise limits specified above shall not apply to the blasting warning siren.
33. Blasting operations shall be carried out so that no component of the peak particle velocity (PPV) attributable to any blast (measured at locations to be agreed in writing by the Mineral Planning Authority) exceeds a peak particle velocity of 8.5mm per second for 95% of the blasts in any calendar year and no blast shall exceed 12mm per second.
34. Blasting operations shall be carried out so that the vibration in terms of the measurable air over-pressure (measured at locations to be agreed in writing with the Minerals planning Authority) does not exceed 128dB (decibels).

35. Prior to the commencement of Stage 1 and to the commencement of each successive stage up to and including stage 5, proposals for the schemes of monitoring and mitigating noise levels and ground and air borne vibration shall be submitted to and approved in writing by the Mineral Planning Authority. The developer shall carry out the monitoring and mitigation schemes in accordance with the approved details. All records and results, and access to all monitoring equipment, shall be made available to the Mineral Planning Authority upon request.
36. Prior to the commencement of Stage 1 and to the commencement of each successive stage up to and including Stage 5, a detailed Operational Dust Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority for that stage. The scheme should include all works to be undertaken during that stage, the proposed mitigation objectives and criteria, an explicit appraisal of mitigation options, a proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme should also include proposed dust monitoring measures in accordance with ES paragraph 14.78 and the EHO consultation response dated 19/76/16. The developer shall carry out the monitoring and mitigation schemes in accordance with the approved details. All records and results, and access to all monitoring equipment, shall be made available to the Mineral Planning Authority upon request.
37. Prior to the commencement of Stage 0, a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during the construction of the new access to Alston Farm shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to the Mineral Planning Authority on completion of this part of the development.
38. Prior to the commencement of Stage 1 a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during the removal of Alston Lane, and of topsoil and of hedgebanks in Stages 1 to 4 inclusive shall be submitted to and approved in writing by the Mineral Planning Authority. The schemes shall provide for the observation, recording and recovery of artefacts and post-excavation analysis, including of karst features with the potential to contain archaeological deposits. A full report detailing the findings for each stage and sub-stage (i.e. sub-stages 1a, 1b, 2a and 2b) shall be submitted to the Local Planning Authority on the completion of topsoil and hedgebank removal in each stage and sub-stage. The removal of Alston Lane, and of topsoil and hedgebanks in each stage, shall be implemented in accordance with the approved scheme for that stage.
39. Prior to the commencement of Stage 1, a written scheme providing for an appropriately qualified archaeologist to carry out evaluation sections and recording through those hedgebanks within the footprint of the bunds in stages 1 and 2 of the bund construction shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall provide for the observation and recording of the hedgerow sections prior to their removal for relocation and for post-excavation analysis. A full report detailing the findings for each stage and sub-stage (i.e. sub-stages 1a, 1b, 2a and 2b) shall be submitted to the Mineral Planning Authority on the substantial completion of hedgebank removal in each stage and sub-stage.
40. A final restoration and aftercare scheme for the site shall be submitted to, and approved in writing by, the Mineral Planning Authority within 56 years of the date of this permission. The restoration scheme shall be in general accordance with the proposals shown on drawing numbered LINHAY-ATK-R-Z-PL-6000 P3 Stage 6 (Restoration), incorporate the provisions of the Outline Restoration Strategy, include details of the water discharge measures from the proposed lake and should specify the aftercare steps to be taken and

the time periods during which they are to be taken.

The restoration and aftercare of the site shall be carried out in accordance with the approved scheme.

41. In the event of a cessation of winning and working prior to the expiration of this permission which, in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a modified restoration scheme, to include details of the aftercare, shall be submitted to, and approved in writing by, the Mineral Planning Authority within a timeframe to be notified by the Mineral Planning Authority.
Thereafter, the restoration of the ceased site shall be undertaken in accordance with the approved scheme.
42. Within 3 months of the date of this decision notice details for the holding of regular Local Liaison Group meetings shall be submitted to the Mineral Planning Authority for approval. The details shall include the constitution of the Group and frequency of meetings. Unless otherwise agreed in writing with the Mineral Planning Authority, the first Liaison Group shall be convened within 6 months from the date of approval of the submitted Local Liaison Group details.
43. No lighting for night-time operations shall be installed in the extraction area (that part of the site to the northeast of the current line of Alston Lane) except in accordance with details that have previously been submitted to and approved in writing by the Mineral Planning Authority.
44. Notwithstanding the provisions of Part B of Class 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no buildings, structures or fixed plant shall be erected, installed or extended except as expressly authorised or required by this permission.
45. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.
46. Any facilities for storage of oils, fuel or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compounds shall be at least equivalent to 110% of the capacity of the tank. If there are multiple tankages, the compounds shall be at least equivalent to 110% of the capacity of the largest tank. All filling points, vents and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no outlet to any watercourse, land or underground strata.
47. All loaded lorries leaving Linhay Hill Quarry shall be securely sheeted in accordance with the applicable requirements of the Road Traffic Act 1991 and Environmental Permitting (England & Wales) Regulations 2010, or any Act or Regulation revoking and re-enacting either of these with or without modification, and HSE guidance as published.
48. Measures shall be taken to ensure that no mud, stone, gravel or other debris is deposited on the public highway by any vehicles leaving the site. Such measures shall include the provision and use of a wheel wash and vehicle body washing equipment if required by the Mineral Planning Authority.

Reason(s):

1. In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the site is restored to a beneficial afteruse, in accordance with policies M4(vii), COR7, COR22, DMD1b, DMD5, DMD14 and DMD31 of the Dartmoor National Park Development Plan.
3. In the interests of clarity and to ensure the development is carried out as approved.
4. To ensure the orderly progression of the development in accordance with policies M4(vii), COR22 and DMD3 of the Dartmoor National Park Development Plan.
5. To protect the amenities of users of the public footpath, in accordance with policies M4(x), COR1, COR3, COR21 and DMD3 of the Dartmoor National Park Development Plan.
6. To ensure the orderly progression of the development, in accordance with policies M4, COR1, COR3, COR21 and DMD3 of the Dartmoor National Park Development Plan.
7. To ensure adequate protection of the highway from flooding, in accordance with policies COR1, COR8, COR9 and DMD3 of the Dartmoor National Park Development Plan.
8. To maintain a suitable highway network, in accordance with policies M4, COR1, COR3, COR21 and DMD3 of the Dartmoor National Park Development Plan.
9. To minimise the effect of the development on the landscape, in accordance with policies COR3, COR4, DMD3 and DMD5 of the Dartmoor National Park Development Plan.
- 10, 11. To minimise the effect of the development on the landscape and ecology, in accordance with policies COR3, COR7, DMD3, DMD5 and DMD14 of the Dartmoor National Park Development Plan.
12. To provide oversight of implementation of the Land Management Plan, in accordance with policies COR3, COR7, DMD1b, DMD3, DMD5 and DMD14 of the Dartmoor National Park Development Plan.
13. In the interests of ecology, in accordance with policies COR3, COR7, DMD1b and DMD14 of the Dartmoor National Park Development Plan.
14. To ensure the development minimises its effect on trees, in accordance with policies COR3, COR7, DMD1b, DMD3, DMD5 and DMD14 of the Dartmoor National Park Development Plan.
- 15, 17. To minimise the effect of the development on the water environment, in accordance with policies COR3, COR7, COR24 and DMD3 of the Dartmoor National Park Development Plan.
16. To ensure/provide a means of early detection of potential effects on the water environment beyond those covered in condition 15, in accordance with policies COR3, COR7, COR24 and DMD3 of the Dartmoor National Park Development Plan.
18. To provide continuation of the flood attenuation currently afforded by the quarry operation, in accordance with policies M4(viii), COR8, COR9, COR24 and DMD3 of the Dartmoor National Park Development Plan.

19. To ensure that the surface water runoff from the proposed new highways is properly managed so as not to increase the flood risk, or pose water quality issues, to the surrounding area, in accordance with policies COR8, COR9 and DMD3 of the Dartmoor National Park Development Plan.
- 20, 21. In the interests of land stability, in accordance with policy DMD18 of the Dartmoor National Park Development Plan.
22. In the interests of highway safety to minimise disruption to vehicular traffic/pedestrian routes, in accordance with policies M4, COR21, DMD4, DMD42 of the Dartmoor National Park Development Plan.
23. In the interests of biodiversity, to minimise impacts on protected species and protection of trees, in accordance with policies COR3, COR7, DMD1b, DMD4 and DMD14 of the Dartmoor National Park Development Plan.
24. To ensure the safe operation of the A38 Trunk Road and in the interest of the protection of the highway, in accordance with policies COR21, DMD3 and DMD18 of the Dartmoor National Park Development Plan.
25. In the interests of visual and local amenity, water interests, and soil management, in accordance with policies M4, COR1, COR11, COR24, DMD3 and DMD4 of the Dartmoor National Park Development Plan.
26. To ensure the orderly progression of the development, in accordance with policies M4, COR3 and DMD3 of the Dartmoor National Park Development Plan.
27. To minimise the effect of the development on the water environment, in accordance with policies COR3, COR7, COR9, COR24 and DMD3 of the Dartmoor National Park Development Plan.
- 28, 29,
30, 31,
32, 33,
34, 35. To protect the amenity of local residents, in accordance with policies COR1, COR11, DMD1b and DMD4 of the Dartmoor National Park Development Plan.
36. To protect the amenity of local residents, in accordance with policies COR1, DMD1b and DMD4 of the Dartmoor National Park Development Plan.
- 37, 38,
39. To investigate and conserve the archaeological heritage of the site, in accordance with policies COR6 and DMD13 of the Dartmoor National Park Development Plan.
40. To ensure that the site is restored to a beneficial afteruse, in accordance with policies M4(vii), COR1, COR7, COR9, COR24, DMD1b, DMD3, DMD5, DMD14, DMD31 of the Dartmoor National Park Development Plan.
41. To ensure the satisfactory restoration of the site, in accordance with policies M4(vii), COR1, COR7, COR24, DMD1b, DMD3, DMD5, DMD14, DMD31 of the Dartmoor National Park Development Plan.
42. To ensure the development is carried out in an orderly manner, in accordance with policies M4(vii), COR1, DMD1b, DMD2, DMD3, DMD4 of the Dartmoor National Park Development Plan.
43. To protect the amenity of local residents, in accordance with policies COR1, COR7, COR11, DMD1b, DMD4, DMD5 and DMD14 of the Dartmoor National Park Development Plan.
44. To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies COR1, COR4, DMD1b, DMD3, DMD5 and DMD7 of the Dartmoor National Park Development Plan.

45. To minimise the risk of pollution of the water environment and to protect the amenity of local residents, in accordance with policies COR1, COR3, COR11, COR24, DMD1b, DMD3 and DMD4 of the Dartmoor National Park Development Plan.
46. To minimise the risk of pollution of the water environment, in accordance with policies COR1, COR3, COR7, COR24, DMD1b, DMD3 and DMD14 of the Dartmoor National Park Development Plan.
- 47, 48. To protect the amenity of local residents and the condition of the highway, in accordance with policies COR1, COR3, COR14 and DMD4 of the Dartmoor National Park Development Plan.

Working proactively with the applicant

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant and agent that there is a need for the development that cannot be met in another way, that there are exceptional circumstances for the proposed development, that it would be in the public interest to approve the application, and that the benefits of the proposed development override the identified adverse impacts on the landscape and natural beauty of the National Park.

This decision is not a decision under the Building Regulations or any legislation other than that referred to above.

Dated this 15th day of March 2021



Christopher Hart
Head of Development Management

NOTE: Failure to adhere to the details of the approved plans or to comply with any conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015 (PART 7)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

The Party Wall etc Act, 1996

Although there is no direct relationship between the Party Wall Act and planning permission, the Act means that, even though you have planning permission you may not have the right to commence work until you have satisfied the requirements of the Party Wall Act. For more detailed guidance you can obtain a booklet (Code 97PBD008) from the Publications Despatch Centre, Black Horse Road, London SE99 6TT (Tel:0181 619 9191 or Fax:0181 694 0099).