

Our ref: WM/SH12283/LET-005

Date: 7th May 2020

Your ref:

Planning Services
Regeneration and Property - Place Directorate
Barnsley Metropolitan Borough Council
PO Box 634
BARNSELY
S70 9GG

Dear Sir or Madam,

PLANNING PORTAL REF PP-08607873
MIDDLECLIFFE QUARRY, LEE LANE, CROW EDGE, PENISTONE
VARIATION OF CONDITION 1 AND VARIATION/ PARTIAL DISCHARGE OF CONDITION 3 OF
APPLICATION REF 02/0358/PR

Wardell Armstrong LLP has been appointed to prepare a planning application to vary Condition 1 attached to Application Ref. 02/0358/PR relating to the restoration of Middlecliffe Quarry, Crow Edge, Pensitone. The Submission is made on behalf of Pickford Contracting Ltd, the site owners. The owners are also seeking to utilise the submitted information to address Condition 3 of the same consent. This could be through variation or discharge.

The application package consists of the following:

- Planning Letter
- Application Form & Certificates
- Plans Package:
 - SH12287 001 Site Location Plan
 - SH12287 002 Site Plan
 - SH12287 005 Topographical Survey
 - SH12287 006 Proposed Restoration Landform
 - SH12287 007 Restoration Material Movements
 - SH12287 008 Restoration Profile Cross Sections



- SH12287 009 Landscape Restoration
 - SH12287 010 Illustrative Landscape Sections
- Air Quality & Dust Management Note
- Noise Assessment (including SH12287 011 Noise Monitoring Location Plan)
- Preliminary Ecological Appraisal
- SH12287 003 Extended Phase 1 Habitat Plan
- SH12287 004 Breeding Bird Survey Results

Site Context & Description

The site is currently a disused quarry located to the east of Crow Edge, approximately 3 miles to the north-west of Penistone, South Yorkshire. The quarry was used for the winning and working of clay and coal materials in conjunction with the nearby building products operation to the west. The site has partially been restored, but the operational work has ceased.

The site is accessed via a track which links to the B6106 Lee Lane in the south-east. To the west is the A616, and a small number of houses on Middlecliffe Drive and Fox Holes Grove. To the north, south and east are fields with sporadic farm and other buildings. The site comprises a 'worked' site that has a significant void in its west. Restoration has been completed in the west and close to the access point in the east. The main void has a significant cliff face.

The immediately surrounding landscape is generally undulating with land to the north of the quarry generally sitting at a higher level. The site itself is higher in the east than the west. A diverted watercourse runs through the site in a general north-south alignment, ponding in the south, with piped outflow beyond.

The site owners have obtained the site a few years ago from the original quarry operators, with a view to restore the land.

Planning History

The site has been subject to quarrying over a number of years. Permission was granted with conditions on applications B/85/1387/PR and B/87/0344/PR. B/01/1339/PR varied condition 2 of B/87/0344/PR relating to the time limit for quarrying to January 2018. The permission was replaced by application B/02/0358/PR which was a Mineral Planning Permission Review of the aforementioned permissions. Application 2009/0810 varied Conditions 1, 11 and 14 of B/02/0358/PR.



Pre-Application Consultation

The client team has undertaken pre-application discussions with the Local Authority including a site visit. The pre-application consultation response is appended to this letter. This submission is made in the context of this response, with particular regard to production of updated site plans and a revised final restoration masterplan.

The Submission

This submission seeks to vary Condition 1 to provide new plans of the site and a new final landscaping scheme. It has taken into account comments made as part of a formal pre-application response from the Council. It also seeks to vary or discharge parts of Condition 3.

The submission includes a new topographical survey (drawing Ref. SH12287 005) for the site to reflect the current levels of land and identify areas that have been restored to date. There is a slight variance from the existing approved restoration drawings in the aforementioned permissions, hence the need to readdress this.

With regards to how the proposed scheme differs from the original approval, the revised scheme (see plan Ref. SH12287 006 Proposed Restoration Landform and SH12287 008 Restoration Profile Cross Sections) has taken into account works already carried out and the associated changes that this has resulted in. Partial restoration has already taken place in the eastern section, and full restoration in the far south-west of the site. This included piping water from a new pond, under restored ground to an outflow at the south of the site (highlighted on the revised restoration plan).

The revised restoration profile has accounted for these fully and partially restored areas, allowing for the addition of soils and increased capacity for material import where required. A new pond has been created to slow the flow of water round the 's-bend' in the original restoration (it was considered that the configuration could lead to erosion over time).

In the western area, the profile has been kept as consistent as possible to the previously approved restoration. Various changes have been made to allow the landform to blend into the restoration already carried out.

The originally proposed pond to the south of the site has been removed since the water is being piped underground at this point. The stream of water from the existing pond in the south east of the site has not been incorporated to the revised restoration plan as the area has been lain with hardstanding.



The material movement on site as part of restoration is set out in Plan Ref. SH12287 007 Restoration Material Movements. Matters of site and slope stability and agricultural land quality will be addressed in due course.

The revised landscape masterplan has been devised (see plan Ref. SH12287 009 Landscape Restoration and also SH12287 010 Illustrative Landscape Sections) having regard to the approved scheme, but incorporating comments from the Council biodiversity officer including a greater emphasis on wild meadow creation. The plan has been devised in conjunction with the ecology team at Wardells alongside a new Preliminary Ecological Survey and Breeding Bird Survey.

The submission also seeks to provide information in regard to air quality, dust and noise as part of the restoration activity. The site owners are seeking to undertake a relatively low-key and progressive approach to the restoration. The level of plant on site is limited. The air quality note confirms this position. Clearly should there be a need to increase this in the future, then the Council will be consulted. However, it is not considered to be a significant issue. A Dust Management Plan has been devised as part of the restoration works to protect the amenities of potential sensitive receptors in the vicinity of the site.

The noise assessment has included a new baseline acoustic survey and associated modelling. Predicted noise levels have been calculated for temporary and long-term operations at Middlecliffe Quarry. The assessment is based upon a computer noise model which has been prepared to present the potential worst-case scenarios, and it has concluded that these will be less than the required (70dB(A) LAeq,1h (free field)) criterion for short duration activities at existing sensitive receptors, and that the site can operate in accordance with the guidance on noise as set out in the PPG and NPPF.

The pre-application consultation also included a response from the South Yorkshire RIGS Group, Sheffield Area Geology Trust, who are advisors to Barnsley Council in regard to geological matters. Members of the Trust have visited the site on various occasions with the express permission of the site owner. Whilst work has currently been halted pending the variation of conditions, it is a working site with associated matters of health and safety including bodies of water and risk of slip and fall including from the cliff face adjacent to the void. The owners have a duty of care to anyone entering the site. Whilst measures are in place, the site cannot at the current time have open access.



The site visits have allowed for access to the Trust to undertake a photographic record of the site. It was acknowledged that preservation of part of the cliff face was problematic for health and safety reasons which may include future land stability. The site owners are not prepared to be encumbered by future liability in regard to future access. The restoration therefore is as previously approved, to bring the site up to existing levels. However, during restoration, and again with the express permission of the site owner, limited access can be provided to allow for further recording of the geology. This would be from ground level (i.e. not suspended). The final landform does not allow for retention of an area of the cliff face in perpetuity due to the above health and safety and access (to private land) concerns. We acknowledge that this does not fully address the comments made by the Trust in this regard. The applicant is more than happy to discuss this element further and facilitate the limited access and also agree any requisite recording during the period of works.

We trust that the above is clear and that you are able to consider the submitted information to allow the site owner to move forward to enable continuation of the quarry restoration. The planning fee will be paid to the Council under separate cover.

If you require any additional information or clarification, please do not hesitate to contact.

Yours sincerely
for Wardell Armstrong LLP

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CC Pickfords Contracting Ltd
Enc Application Package