Rev A Amended 2 April13 Sire area amended

Rev B Amended 22 April 13 Statement re fill import added

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Proposed extraction of Ash at Hill Street, Elsecar

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Proposed extraction of Ash at Hill Street, Elsecar

The Proposal

The proposal involves the extraction of ash from the site and the subsequent restoration of the land for future use for residential development.

The site is shown as part of a larger mixed density housing site that has been put forward for consideration through the Development Sites and Places document that is currently under consideration. The site adjoins the railway line and was formerly used in association with the railway. The ash originated from the boilers of steam locomotives that was tipped on the ground over many years. There is now a beneficial use for ash of this type in the manufacture of items such as concrete blocks in place of crushed quarried stone. This is a more sustainable operation and less damaging to the appearance of an area than the extraction of new stone.

The Application Site

The application site is located on the south western side of Hill Street with its north western boundary adjacent to the railway line. It is approximately 0.853 hectares in area and has a long boundary adjacent to the railway line with only a relatively short frontage to Hill Street. To the south of the site is an area of open ground and on the opposite side of Hill Street is a mixture of residential and commercial uses.

The site itself is currently used as a contractor's depot with open storage. The majority of the site is relatively flat but there is a steep bank down on the southern side of the site. The access is midway along the site frontage to Hill Street.

Proposed Method of Working and Restoration

The existing access to the site is 6750 wide and is through a gated entrance

The total amount of material to be extracted is approximately 40 000cubic m and the total length of the operations is approximately 6months for extraction.

The volume of inert fill to be brought on to site is in the order of 27 000cubic m, this will be laid in accordance with engineers recommendations and compacted and rolled as required. The proposed finished ground levels are in keeping with a potential future proposed residential layout and levels. The exact duration of this operation depends on amount of clean fill available locally but assume approximately 12months

The method of working will include removal of vegetation. The extent of excavation is generally 0-8m and the specific levels are indicated on the planning submitted

drawings. The excavations will completely remove the ash fill down to the original ground formation level.
A road sweeper will be employed when necessary to remove mud etc. from the main road brought of site by lorries. Should the material become dry causing dust then the work area is to be water sprayed to reduce dust.

Plant and machinery to be used on the site will include 2No x 360's 16-24 tonne tracked excavator, 1No 12-14 tonne loading shovel, 1No 9tonne on site dumper truck, 1No JCB & 1No 2tonne twin drum Bomag vibration roller.
Hours of working Mon - Fri 07.30am – 17.30pm Sat 08.00am – 13.00pm
Employment generated by the proposal will be up to 6 persons for the duration of the extraction and fill

Fencing and site security – fencing already exists to the boundaries where extraction is to be carried out. Were this is removed to allow full extraction then temporary security fencing employed. Following completion of the works then permanent fencing erected to boundaries. Security lighting to compound only

Method of transporting ash from the site: 20 tonne lorries with frequency of lorry movements to be approximately 15 per day for extraction over a 6 month period.

Rev B
Method of importing inert material: 20 tonne lorries with frequency of 5 per day over a 12month period. These figures represent a conservative analysis of the time scale as the availability of suitable fill material is generated by the state of the building economy. We would hope to carry this operation out in this time scale.

Route taken for lorries to be confirmed.

Planning Policy

The development plan for the area relevant to this application consists of the Barnsley Unitary Development Plan (adopted December 2000) that has been partially superseded by the Core Strategy of the Local Development Framework (adopted September 2011).

The following policy of the Unitary Development Plan relating to mineral extraction is still part of the development plan

Policy M9C sets out a number of detailed criteria required to be met to ensure that the proposals are environmentally acceptable and that the site can be satisfactorily restored on completion.

Policy CSP38 of the Core Strategy relates to mineral extraction. It states that proposals to extract minerals prior to the commencement of non-minerals development, which may otherwise sterilise the mineral will generally be supported. Proposals for the recovery of material from land reclamation schemes will also generally be supported.

The intention of the proposal is to prevent the sterilisation of the ash which is a valuable resource, prior to the future development of the site and the details of working set out above are intended to ensure that the proposals are environmentally acceptable.

National guidance on mineral extraction is set out in section 13 of the National Planning Policy Framework.
Paragraph 143 sets out requirements for local planning authorities in preparing Local Plans, which include taking account of the contribution that recycled materials would make to the supply of materials before considering extraction of primary materials, and setting out policies to encourage the prior extraction of minerals if it is necessary for non-mineral development to take place.

Paragraph 144 sets out further advice for local planning authorities in determining planning applications. This includes giving great weight to the benefits of the mineral extraction, including to the economy; ensuring that there are no unacceptable adverse impacts on the natural and historic environment or human health; and ensuring that any avoidable noise, dust and particle emissions are controlled, mitigated or removed at source.

These criteria are taken into account in the details of the scheme.

Impact Assessment

As noted above the proposal has significant benefits to the local area in contributing to the local economy, reducing the need for quarrying stone and ensuring that reserves of recycled minerals are not sterilised for the future. Any extraction operation will have some effect on the local environment and the intentions for addressing the issues of noise, dust, traffic and ecology are set out below. The site is a relatively small site for extraction operations, and it is likely that any adverse effects will be restricted by the scale of the operations. The proposed extraction would not create significantly worse effects than the current use as a builders yard and contractors depot.

Conclusion

The proposal will make a positive contribution to the local economy and will provide an environmental benefit in that it will reduce the need for the quarrying of stone and aggregate for the construction industry. If planning permission is granted for the

redevelopment of the site it will also prevent a valuable resource from being sterilised and allow the release of a sustainable site for housing.

Any harmful effects on the local environment arising from the proposal will be minimised by the proposed method of working.

In view of the above statement together with the details included in the planning application it is hoped that the council will be able to support this proposal, which is in accordance with the relevant development plan policies and national planning guidance.

...end of statement....