

Consultee Comments for Planning Application

15/06249/MAO

Application Summary

Application Number: 15/06249/MAO

Address: Bolton Woods Quarry South Bolton Hall Road Bradford West Yorkshire

Proposal: Outline application for residential development of up to 700 dwellings (C3 use) with means of access; including demolition of site buildings and fixed surface infrastructure associated with existing use

Case Officer: Stewart Currie

Consultee Details

Name: . Minerals and Waste Team .

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On Behalf Of: Minerals Section

Comments

The proposal site is an active sandstone quarry known as Bolton Woods Quarry. On 23 September 2002 a modern set of planning conditions were determined for Bolton Woods Quarry under the provisions set out in Section 96 and Schedule 13 of the Environment Act 1995, in respect of planning permission 10100, granted on 25 July 1956, permission 29292, granted on 5 June 1967, and permission 78/05/05904, granted on 13 October 1978.

The conditions were determined by the secretary of state following an appeal by the site operator against the conditions determined by the Local Planning Authority as part of the initial review of all old minerals planning permissions undertaken in the late 1990s/ early 2000s.

The quarrying consent covers the restoration of Bolton Woods Quarry to a low level (with full restoration details reserved by condition 23). The restoration authorises:

- Redistribution of mounds and stockpiles and re-profiling of the site to provide for relatively level ground (with the north-eastern area at a higher level).
- Re-spreading of stored overburden, sub-soil and topsoil and deposit of limited further soils derived from off-site if required.
- Treatment of the quarry faces.
- Installation of a surface water drainage system,
- Removal of hard surfaces and structures and cultivation of the site to establish a grassed field(s).

The quarrying permission does not authorise any significant infilling of the site with material not derived from the site.

I note that the current planning application is in outline and therefore full site landscaping and proposed ground levels details have not been provided. However the submitted drawings and associated documentation indicates that the site will be restored to a low level with landscaped buffer areas along the areas which will comprise treated quarry faces. Full details of landscaping will be reserved for latter approval and can be controlled through the Reserved Matters process.

It appears from a review of the plans and documents submitted with this outline application for residential development that the developer generally intends to work with the approved low-level restoration for the site.

I further note that the applicant's agent has now confirmed that that the site preparation works associated with the proposed residential development will comprise the spreading and compacting of existing material i.e. no import or export of material, and that the plateau levels of the proposed development will be incorporated within the forthcoming quarry restoration scheme and also submission of Reserved Matters, to ensure the two reflect each other.

I am satisfied that the applicant is not proposing any works which would be inconsistent with the quarrying permission. However I would recommend that the following footnote is attached to any outline permission which ensues from the current application to clarify the situation:

Footnote: This planning permission does not convey any form of permission for substantial level raising or engineering operations, other than those landscaping and site preparation works which are ancillary to the residential development hereby approved and in accordance with the reserved matters subsequently approved. The restoration of Bolton Woods Quarry must be completed in accordance with the terms of the extant planning permissions for their working and restoration prior to the commencement of residential development.

Subject to the above, the Minerals and Waste Team has no objections to the application in relation quarry restoration requirements.

Any proposals for the redevelopment of the site should provide for the prior extraction of any remaining viable stone reserves, in accordance with saved RUDP policy NR1 and emerging Core Strategy Policy ENV12.

Given the extent to which the quarry has now been worked and the constraints imposed by the quarry's urban location and adjacent high voltage electricity pylons it is accepted that the quarry does not have possess significant viable mineral reserves. However the residential development scheme should take advantage any opportunities to utilise remaining mineral waste stockpiles as engineered fill and for any remaining stone reserves to be used to produce walling stone for use in

the redevelopment of the site.

