

## Draft Conditions for Aggregates Depot at Kidlington railhead

1. The development must be begun not later than the expiration of 3 years beginning with the date hereof.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. The development shall be carried out strictly in accordance with any particulars of development, plans and specifications contained therein.

Reason: To ensure that the development is carried out as proposed.

3. No floodlighting shall be erected or used on site except in accordance with a scheme submitted to the mineral planning authority and approved in writing.

Reason: To protect the residential amenities of neighbouring properties in the area. (OMWLP PE18)

4. No aggregates shall be imported to the site by road.

Reason: To ensure that the development is carried out as proposed. (OMWLP PE18)

5. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order), no additional fixed plant or machinery, buildings, structures or erections shall be erected.

Reason: There is an exceptional need to secure control over additional plant and machinery, in the interests of the amenity of the area. (OMWLP PE18)

6. Any oil or fuel tanks shall be surrounded by bund walls of sufficient height and construction as to contain 110% of the total contents of the tanks and associated pipework in the event of a spillage. The floor and walls of the bunded area shall be impervious to both water and oil. All filling points, draw pipes, vents and sight gauges shall be located within the bunded area. The pipes shall vent downwards into the bund.

Reason: To minimise the risk of pollution of watercourses and aquifers. (OMWLP PE18)

7. No development shall commence until details of any proposed office buildings, weighbridges or other fixed plant or structures, including construction materials, colours and finishes, has been submitted to and approved in writing by the mineral planning authority. These buildings,

plant and structures shall be constructed in accordance with these approved details.

Reason: To ensure the materials are compatible with the surrounding development. (NSCLP D1)

8. The throughput of aggregate leaving the site shall not exceed a level of 200,000 tonnes in any calendar year starting from the date the development commences.

Reason: To protect the amenities of the surrounding area from an unreasonable increase in traffic to the site. (NSCLP TR5)

9. From the date of this permission, the applicant shall maintain records of their monthly output and shall make them available to the mineral planning authority at any time upon request.

Reason: In order that the mineral planning authority can monitor the throughput of the site. (NSCLP TR5)

10. The gross trailing weight of trains entering the site shall not exceed 1480 tonnes.

Reason: To ensure the development does not cause a nuisance in terms of noise or vibration and to protect the amenity of residents living near the railway line. (OMWLP PE18)

11. The number of trains entering the site shall not exceed a maximum of four per week.

Reason: To ensure the development does not cause a nuisance in and to protect the amenity of residents living near the railway line. (OMWLP PE18)

12. No unloading of trains shall be carried out other than during the following hours:

Between 07.00-18.00 hours Mondays to Fridays;  
07.00-13.00 hours on Saturdays

No such operations shall take place on Sundays or Bank or public holidays or on Saturdays immediately following Bank Holiday Fridays.

Reason: To protect the amenities of local residents. (OMWLP PE18)

13. No lorries shall leave or enter the site for the purposes of loading and aggregate distribution except between the following hours:

- 0.6.00-18.00 hours Mondays to Fridays inclusive and 06.00-13.00 hours on Saturdays

- No such operations shall take place on Sundays or Bank or public holidays or on Saturdays immediately following Bank Holiday Fridays.

Reason: To protect the amenities of local residents. (OMWLP PE18)

14. No export of aggregates shall commence until details of the access between the site and the A4165 have been submitted to the local planning authority, approved in writing and the approved scheme has been implemented.

Reason: In the interests of highway safety (NSCLP TR5)

15. No development shall commence until a sign has been erected at the site directing traffic to turn right onto the A4165. This sign should be maintained for the duration of the permission.

Reason: In the interests of highway safety and the amenities of local residents. (NSCLP TR5)

16. No vehicle leaving the site shall emit dust or deposit mud, slurry or other debris on the highway.

Reason: In the interests of highway safety and to prevent mud and dust getting on to the highway. (NSCLP TR5)

17. No loaded lorries shall leave the site unsheeted.

Reason: In the interests of highway safety and safeguarding the local environment. (NSCLP TR5)

18. The development shall not commence until a scheme to minimise the emission of dust from the site has been submitted to and approved in writing by the mineral planning authority. Such scheme shall include the water spraying of access roads, aggregate stockpiles and railway wagons whilst unloading is taking place, to suppress dust in periods of prolonged dry weather and shall be implemented in full and the suppression equipment thereafter properly maintained for the duration of the permission.

Reason: To protect the amenities of the locality from the effects of dust. (OMWLP PE18)

19. No operations shall commence unless and until details of the proposed arrangements for ensuring that reversing vehicles do not emit warning noise that would have an unacceptable adverse impact on residential amenity and have been submitted to and approved in writing by the mineral planning authority. The imposed details shall be implemented for the duration of the development.

Reason: To safeguard the amenities of the area and of local residents.  
(OMWLP PE18)

20. No development shall take place until a detailed scheme has been submitted to and approved in writing by the mineral planning authority specifying:

- (a) the maximum permissible noise levels at the site boundaries or such locations as may be approved by the mineral planning authority;
- (b) noise monitoring and recording measures;
- (c) noise suppression measures;
- (d) procedures to be adopted in the event of the maximum permitted noise levels being exceeded.

The approved noise scheme shall be fully implemented for the duration of the permission.

Reason: To safeguard the amenities of the area and of local residents.  
(OMWLP PE18)

21. No development shall take place until a detailed scheme for the landscaping of the site (to include screen bunding) has been submitted to and approved in writing by the mineral planning authority. Such scheme shall include positions, species and sizes of any existing trees and shrubs to be retained and proposals for their protection throughout the operations; the positions, species, density and sizes of all new trees and shrubs; any hard landscaping proposed; the programme of implementation of the scheme and the arrangements for subsequent maintenance. The scheme as approved shall be carried out in full.

Reason: In the interests of the visual amenities of the area. (OMWLP PE18)

22. The approved scheme of landscaping shall be carried out in the first planting season following occupation of the site and any trees or shrubs which within a period of five years from the occupation of the site die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species.

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interests of visual amenity.  
(OMWLP PE18)

23. The height of any stockpiles of aggregate shall not exceed the height of any screen bunding approved in condition 21.

Reason: In the interests of the visual amenities of the area. (OMWLP PE18)

24. Details of any new boundary fencing shall be submitted to and approved by the mineral planning authority in writing prior to the commencement of the development and no fencing shall be erected that is not so approved.

Reason: To secure a satisfactory form of development. (OMWLP PE18)

25. That whilst aggregate unloading operations are being undertaken, the engine in the stationary locomotive on site shall be switched off and shall not be allowed to idle.

Reason: To reduce the possibility of any noise intrusion to the residents of Kidlington. (OMWLP PE18)

**Policy references:**

OMWLP – Oxfordshire Minerals and Waste Local Plan

NSCLP – Non Statutory Cherwell Local Plan