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1.0 INTRODUCTION

1.1 The Application

This is an application for the determination of a new schedule of conditions at Kemnay Quarry, Kemnay made in accordance with Schedule 10 of the Town and Country Planning (Scotland) Act 1997. Such applications are referred to as a Review of Old Minerals Permission Applications or ROMP. As such this is not a planning application seeking the grant of planning permission for a new development but merely an application to review and update the planning conditions governing the existing permitted operations at the site.

1.2 The Applicant

Breedon Aggregates is the largest independent aggregates business in the UK, employing around 1,250 people in Scotland and England. The company supplies an extensive range of products and services to the construction and building sectors.

In Scotland, Breedon Aggregates employs over 650 people and is one of the leading producers of concrete and mortar, sands, gravel, crushed rock, asphalt and concrete products in Scotland operating quarries, concrete and asphalt plants throughout Highland, Moray, Angus, Aberdeenshire, Fife, Ayrshire, Dumfries and Galloway and Argyll and Bute.

1.3 Site Location

Kemnay Quarry is located on the northern edge of the town of Kemnay which is situated approximately 25 kilometres (16 miles) west of Aberdeen. It is accessed from Acquithie Road which provides direct access to the B933. The location of the site is shown on Drawing **198003/K/001**.

1.4 Application Site and Planning History

Quarrying at Kemnay dates back to the mid-19th century with over 200 employed at the quarry during its peak. Kemnay Quarry has been a source of granite utilised around the UK in a number of famous buildings and structures including the Cenotaph in London, the Forth Railway Bridge and more recently the Scottish Parliament building in Holyrood, Edinburgh.

Quarrying at the site is governed by planning consent 1949/HPM/27 which was granted on 29th October 1949 for the continuation of extraction activities. Following notice under the Environmental Act 1995, an application to determine new planning conditions was submitted and subsequently approved by Aberdeenshire Council on 19th January 2000. A copy of the decision notice issued following the determination of new conditions on 19th January 2000 is enclosed in Appendix 6. Limited quarry operations have taken place since this time and the site is not currently operational. In addition to the extraction activities, the permission area incorporates a concrete manufacturing facility operated by the applicants under separate consents.

2.0 GEOLOGY AND RESERVES

The Kemnay Granite forms part of the Caledonian Igneous Suite which is divided into four phases of late to post tectonic intrusive igneous activity c. 490 to 400 million years old (early Ordovician to early Devonian). The Kemnay Granite forms part of a Granitic phase of intrusion, subsequently strongly foliated, these rocks are thought to have been intruded around 470 million years ago. They are part of a large complex of granitic rocks formally termed the Skene Complex, described by Bisset (1934) and Walsworth-Bell (1974). The Kemnay Granite is texturally and mineralogically similar to the Aberdeen Granite.

The Kemnay Granite is a white, coarse-grained biotite-muscovite granite, with a foliation defined by parallel alignment of biotite crystals; the muscovite crystals are randomly oriented and apparently secondary. In places the granite is reddened along joints.

The current permitted area extends to approximately 21.5 hectares with an extraction area of approximately 8.3 hectares. The total mineral reserves within the permitted extraction area are in the region of 3.5 million tonnes based on the final development design shown on drawing **198003/K/05A**.

3.0 PROPOSED METHOD OF WORKING

The quarry is not currently operational, however the following sections provide details of how the site is intended to be worked upon recommencement of operations.

3.1 Rock Extraction and Processing

The rock at Kemnay will continue to be won by drilling and blasting. The operation will be carried out either by a specialist in house team or by using specialist drilling contractors. Following the introduction of very stringent regulations in recent years all blasts are now individually surveyed, designed and monitored to an exacting specification.

Blasting is designed to both dislodge and fragment the in-situ rock in order that it can be lifted directly by excavator and loaded onto plant. Once blasted, the rock will be processed using mobile crushing and screening plant sited within the quarry void. It is anticipated the rock at Kemnay will primarily be utilised in the manufacture of concrete products located within the planning permission area under separate consent or as a local source of aggregate for the construction industry.

3.2 Current Landform and Future Extraction Plan

The current site conditions at Kemnay are shown on drawing **198803/K/02A**. The area occupied by the quarry currently extends to approximately 7 hectares. Presently the quarry contains a water body which will be required to be pumped dry to facilitate further working. Along the perimeter of the site to the west, east and south, a mixture of woodland and scrub provide screening together with the undulating surrounding topography limiting views of the quarry. The remainder of the approved planning area contains a concrete products manufacturing facility and offices permitted under separate consent all located to the west of the extraction area. Current elevations within the site vary from **123m** on the west of the site adjacent to the concrete products works to **78m** in the quarry bowl to **118m** at the sites eastern perimeter.

The permitted mineral excavation area will extend to a maximum of approximately 8.3 hectares. The previous ROMP scheme did not provide for certainty with regard to the depth of working or the excavation design within this permitted area. To remedy this, the final extraction and design and the resulting final face positions are shown on Drawing **198003/K/05A**. Cross section Drawing **198003/K/07A** indicates anticipated final face profiles showing a series of 15m benches providing a base elevation of 42m AOD.

While the majority of the site is already developed, approximately 0.4 hectares will require tree felling and soil stripping in advance of extraction. Soils stripped will be stored adjacent to the excavation for future use in restoration. The initial stage of extraction will progress the upper face to the west at an elevation of 118m AOD and the upper face to the north east at an elevation of 102m AOD to their final positions. Thereafter the 87m AOD and 72m AOD levels will be extended/deepened to final position. Finally, two further sinkings at 57m AOD and 42m AOD will develop the quarry to completion at shown on drawing **198003/K/05A**.

3.3 Drainage and Water Management

As shown on drawing **198803/K/02A**, there is presently a waterbody contained within the quarry void. As discussed in section 3.2, this water is required to be pumped from the void and discharged prior to any further extraction activity taking place. In this regard it is proposed that prior to extraction activities recommencing, a detailed Water Management Plan shall be submitted for approval to the Planning Authority. The Water Management Plan will be accompanied by an assessment of downstream drainage capacities to enable the rate of discharge to be accommodated by the receiving watercourse. Prior to the commencement of water discharge, any necessary consents shall be obtained from SEPA.

3.4 Despatch and Sales

Rock products will be stockpiled within the main quarry area for collection and dispatch. All materials extracted from the quarry shall be weighed through a weighbridge located within the site before dispatch. When operational, approximately 75,000 to 100,000 tonnes per annum will be utilised within the concrete products manufacturing facility located on site under separate consent with up to a further 100,000 tonnes dispatched onto the main highway network by the current approved access.

3.5 Hours of Operation

Operations shall continue to take place in accordance with the conditions set out in the Review of Old Mineral Permission and approved by the Planning Authority January 19 2000 which states:

“No noisy operations should be permitted outwith the following hours: Monday – Friday 7.00am to 7.00pm, and Saturday 7.00am to 12 noon. This condition shall not, however, operate so as to prevent the carrying out, outside these working hours, of essential maintenance to plant and machinery on the site, or the operation of pumps and ancillary machinery for water management purposes. For the avoidance of doubt, this condition shall not apply to the operation of the processing plant, concrete product manufacturing or other ancillary plant.”

4.0 CONCEPT RESTORATION SCHEME

4.1 Restoration Proposals

The overall aim of the restoration scheme is to describe how Kemnay Quarry can be restored to a beneficial after-use. Drawing **198003/K/006** shows the anticipated concept restoration scheme as approved by Aberdeenshire Council in January 2000.

The scheme shows the retaining of the quarry faces to compliment the water body which will be encouraged to develop within the former working area of the quarry. The immediately surrounding area of the quarry will be restored broadly in accordance with the approved scheme. Where trees and shrubs are already established, as shown on drawing **198003/K/02A**, these areas shall be assessed for ecological interest and where beneficial retained then complimented with further planting during restoration.

The nature of the restoration will be in keeping with the character of the immediate landscape and based on advice from the appropriate regulatory bodies. The future restoration will look to compliment the 'Place of Origin' art sculptures and community space built in partnership between local artists, the quarry operators and Aberdeenshire Council which provides community access for recreation.

4.2 Aftercare

In advance of the anticipated completion of the restoration of the site, an aftercare scheme shall be submitted and approved by the Planning Authority. The scheme shall provide for an aftercare management plan following monitoring of the restored areas which will detail the most suitable management regime to ensure the desired long-term restoration. This management plan would be formulated in accordance with the recommendations of PAN 64.

Long-term afteruses are principally aimed at nature conservation but also to form an appropriate landscape setting, as far as possible, given the practical and engineering constraints at the site.

The site is bounded by fencing which deters access. This will continue as part of the long-term aftercare, with the addition of clearly visible signs and notices to provide warning and safety information in relation to rock faces and waterbodies.

Where planting has been undertaken, all planting/seeding failures will be replaced to ensure maintenance of the replanting scheme to the agreed densities requisite land cover. All replacements will use plants of the same species or such other species as may be agreed with the Planning Authority. If abnormal plant failures persist then investigations and proposals for the remedying of site conditions will be prepared and agreed with the Planning Authority.

5.0 ENVIRONMENTAL CONSIDERATIONS.

An environmental appraisal has been undertaken in relation to the potential impacts of the development until the completion of quarry operations in 2042. Where necessary this has included detailed assessment of potential impacts by specialist independent consultants. The findings of the environmental appraisal are detailed below.

Noise

An environmental Noise Assessment has been undertaken by specialist consultants Vibrock Limited with the resulting report contained within Appendix 1.

A visual survey of the quarry and surrounding area has been made and existing noise levels measured at representative locations around the development. Measurements were made in terms of L_{Aeq} , L_{A90} , and L_{Amax} thus enabling the existing noise climate to be characterised. A series of noise predictions, based upon BS 5228 and Planning Advice Note (PAN) 50 have been made for five noise sensitive locations. The predicted noise levels have been assessed against recommend criteria, limits based on the guidance contained in PAN5 50 Annex A "The Control of Noise from Surface Mineral Workings".

To enable a full assessment of predicted noise levels at each receptor, the report referred to worst-case scenarios, when operations are undertaken at their closest distances to the receptor when quarry activities would have the greatest influence on the noise level experienced at these locations.

In each of the locations identified and assessed in the report, the noise levels when all quarry operations are in progress meets the normally justifiable daytime limit at surface mineral workings of 55 dB $L_{Aeq,1h}$ given in PAN 50. The results of the assessment also confirmed that the worst-case noise levels from soils and overburden handling operations, considered to be the most intrusive but short lived activity on developments of this type, without exception, do not exceed the PAN 50, 70 dB $L_{Aeq,1h}$ criterion for temporary operations at surface mineral sites.

With the exercise of reasonable engineering control over general operations, the working at Kemnay Quarry should be carried out within the recommended noise criteria. Planning conditions 10, 10a, 10b and 11 contained in Section 6.0, 'Propose Schedule of Conditions', provide for the appropriate control of noise from the development and place noise limits upon operations in accordance with government guidance contained in PAN 50 Annex A "The Control of Noise from Surface Mineral Working".

Archaeology

The anticipated development of the quarry will largely involve working in areas of ground that have been previously disturbed and stripped of soils. The exception to this is the western flank where approximately 0.4 hectares which is currently undisturbed will be affected by the development.

A search of the Royal Commission on the Ancient and Historical Archaeological Monuments of Scotland (RCHAMS) database confirms that there have been no features of archaeological interest identified within the permitted site boundary except for the existing quarry itself on historic OS Mapping. As a result of these factors, potential archaeological impacts are considered to be minor and no further works are considered necessary.

Ecology

The majority of future development will take place upon land which has already been stripped of soils and subject to mineral extraction. In this regard only an area of approximately 0.4 hectares which is currently trees and shrub will be affected by this development. Tree felling will be required in advance of soil stripping in this area which will only be carried out during the period 1st September to 28th February. Condition 19 contained in Section 6.0 Proposed Schedule of Conditions is included to regulate this.

As drawing **198003/K/02A** shows, a body of water has accumulated in the quarry void which will be carefully pumped dry prior to the commencement of further quarry operations. This process will be undertaken under ecological supervision to ensure adequate controls are in place. Condition 19 also provides for this supervision. With the exercise of this mitigation, ecological impacts as a result of the proposed development are considered minor and no further works are necessary.

Vibration

At Kemnay Quarry, blasting is required to fragment and remove the rock to enable further processing. Environmental disturbance can occur through both ground and airborne vibration as a result of the blasting operations. Virbrock Limited, a national independent firm of environmental consultants specialising in the effects associated with the use of explosives, were engaged by Breedon Aggregates Scotland Limited to undertake an assessment of potential impacts. A report detailing this assessment is contained within Appendix 2.

No blast results are available for Kemnay Quarry. As a result in accordance with standard practice the assessment utilised vibration data from monitoring blasts at quarry's that work a similar strata at Kemnay Quarry for assessment and analysis purposes. The results obtained from this analysis were then used to predict the likely levels of vibration from future blasting operations at the quarry. In the case of Kemnay, the results indicated that any disturbance caused by vibration can be effectively controlled through the use of up to date site practices and by strict site management in line with other quarry sites.

With regard to blast induced ground vibration effects at residential property, the levels predicted will not breach the maximum vibration limits suggested in Planning Advice Note (PAN) 50 Annex D "The Control of Blasting at Surface Mineral Workings", published by the Scottish Executive. In this regard the predicted levels are such that there is no possibility that even minor cosmetic damage should result in any of the building around the quarry.

While PAN 50 Annex D recommends that no limiting values are set for air overpressure, it does advise a scheme to minimise its effects is implemented. As a result, Vibrock has recommended the blasting practice to be employed during future blasting at Kemnay Quarry considers the initiation technique to be employed and the use of adequate, good quality, stemming, as measures that will minimise air overpressure effects. With a sensible ground vibration limitation the economics of safe and efficient blasting will automatically ensure that air overpressures are kept to reasonable levels.

It is for these reasons that it is considered that future working at this quarry can be undertaken without any reasonable likelihood of nuisance complaints over vibration from nearby sensitive receptors.

Planning conditions 6, 7, 8, 9, 9a, and 9b contained in Section 6.0 Proposed Schedule of Conditions provide for the appropriate control of Vibration from the development and place vibration limits upon operations in accordance with government guidance contained in PAN 50 Annex D "*The Control of Vibration from Surface Mineral Working*" together with the continuation of the programme of regular vibration monitoring, in accordance with scheme previously approved in relation to condition 9b and contained within Appendix 3.

Dust

A Dust Management Plan has been prepared in respect of the anticipated development and is included in Appendix 4. The assessment confirmed that all identified receptors are considered to be of medium/low sensitivity in terms of their land-use and the limited duration of the activities likely to give rise to dust. In addition the mitigation provided by the quarry bowl and the filtering effects of the surrounding foliage of woodland and tree belt minimise the potential impact further. These factors together with the use of the control measures and dust mitigation measures described in Appendix 4 will ensure potential dust impacts at the site are adequately controlled. Planning condition 5 contained in Section 6.0, 'Proposed Schedule of Conditions' provides for the appropriate control of dust via the implementation of the control measures and dust mitigation measures from the Dust Management Plan.

Landscape

An appraisal of the potential impacts on visual amenity of the area resulting from the development has been undertaken. The visual appraisal established the existing landscape and evaluated the potential change in views as a result of the development.

The topography of the immediate area around Kemnay Quarry provides natural screening which restricts visibility of the quarry from the majority of receptors. Views of the quarry from the B993 are limited to screening bunds where trees and scrubs have established over time to reduce the industrial appearance of the site as shown on Photograph A in Appendix 5. Directly to the north of the site, a number of dwellings are elevated with uninterrupted views of the site. As Photograph B demonstrates, visibility of the quarry is low with the vegetated screening mounds restricting any view of the quarry faces with the 'Place of Origin' earth sculpture creating a backdrop. To the south of the quarry, all views are restricted to the hillside, again with the 'Place of Origin' the dominant feature when looking towards the development area as shown of Photograph D.

The further development will see small lateral extensions to the west and the east of the quarry with the main development creating further sinkings in the quarry floor. The lateral extensions are not anticipated to create any large change in the visible landscape of the development area. As a result the visible impact of the development is considered as being not significant with only the lateral extension to the west potentially creating a view of the upper face of the quarry.

Transport

The site is accessed from Aquithie Road, which connects directly to the B993. The site benefits from a full surfaced access bellmouth with much of the road up to quarry also surfaced. The maintenance of this access road through the implementation of the maintenance procedures contained in Appendix 4 "Dust Management Plan" will ensure that no mud or deleterious material affects the site junction or Aquithie Road itself.

When operational, production from the quarry is estimated at between 150,000 and 200,000 tonnes per annum. Of this up to 100,000 tonnes will be retained on-site and utilised in the concrete products manufacturing plant. The remainder will leave the quarry as dry aggregates via Aquithie Road. With the exception of sales to Kemnay and locations immediate to the site all transport will use the fastest route to market which will be the B993 & B994 and subsequently the A96. As a result lorry traffic will avoid the residential areas of Kemnay. At anticipated production rates an average of between 9 to 18 lorries will leave the quarry with each loaded vehicle carrying on average 20 tonnes of rock. These lorry movements will be partially mitigated by the reduced demand to import aggregates from Toms Forest Quarry, located 2 km east of Kemnay, for the concrete products manufacturing business thereby reducing environmental impacts of haulage.

Taking into account the above it considered that adequate infrastructure is currently in place at Kemnay Quarry to facilitate production and distribution of 150,000 to 200,000 tonnes per annum.

Water

The quarry currently contains a water body, and pumping will be required prior to any further extraction activity taking place. In this regard it is proposed that prior to extraction activities, recommencing a detailed Water Management Plan shall be submitted for approval to the Planning Authority. The water management plan will be accompanied by an assessment of downstream drainage capacities to enable the rate of discharge to be accommodated by the receiving watercourse. Prior to the commencement of water discharge, any necessary consents shall be obtained from SEPA. Planning condition 13 contained in Section 6.0 Proposed Schedule of Conditions provides for the submission of this Water Management Plan prior to operations at the site recommencing.

Furthermore, a Water Features Survey shall be undertaken and submitted for the consideration of the Planning Authority. The Water Features Survey will provide details on abstractions and private water supplies (PWS) and how if required any identified PWS will be protected during the course of the development. Planning condition 14 contained in Section 6.0 Proposed Schedule of Conditions provides for the submission of this Water Features survey.

6.0 PROPOSED SCHEDULE OF CONDITIONS

The following section details a schedule of conditions to effectively manage the working and restoration of the site to an environmentally acceptable standard.

Duration

1. The development to which this permission relates shall cease and the site shall be restored not later than 21 February 2042 unless otherwise agreed in writing with the Planning Authority.

Approved Plans

2. No development shall be carried out other than in strict accordance with the approved plans reference nos:

198003/K/002A
198003/T/005A
198003/T/006
198003/T/007A

Unless otherwise agreed in writing with the Planning Authority.

Operations & Noise

3. No noisy operations should be permitted outwith the following hours: Monday – Friday 7.00am to 7.00pm, and Saturday 7.00am to 12 noon. This condition shall not, however, operate so as to prevent the carrying out, outside these working hours, of essential maintenance to plant and machinery on the site, or the operation of pumps and ancillary machinery for water management purposes. For the avoidance of doubt, this condition shall not apply to the operation of the processing plant, concrete product manufacturing or other ancillary plant.

Lorry Sheeting

4. All loaded lorries leaving the site (the quarry) except for vehicles less than 3.5 tonnes gross vehicle weight, part loaded large articulated lorries and lorries carrying stones of a size in excess of 75mm, shall be adequately sheeted to secure their loads.

Dust

5. When carrying out site operations the developer shall minimise propagation of particulate matter in accordance with the approved control measures and the access road shall be maintained to ensure that all running surfaces are free of debris. The Site Management protocols and the Dust Mitigation Measures detailed in Appendix 4, Dust Management Plan shall be implemented in full and maintained during operations of the site. In the event of a valid complaint in relation to dust emissions, the operator shall carry out an investigation into the complaint, and where necessary cease the operation giving rise to the complaint until such time appropriate mitigation measures have been implemented.

Blasting

6. The ground vibration due to blasting when measured at the nearest habited dwelling will comply to a vibration criteria of 8.5mm per second peak particle velocity at a 95% confidence level as measured in any of the 3 planes of measurement and no individual blast will result in a peak particle velocity greater than 12mm per second, unless previously agreed in writing with the Planning Authority.

7. Unless otherwise agreed in writing by the Planning Authority, and unless as may be necessary for reasons of safety, the number of blasting episodes shall not exceed three in any one day.
8. When carrying out blasting operations the developer shall minimise the propagation of airborne vibration outside the site.
9. Except as may be essential for reasons of safety, no blasting shall be carried out other than between 0900 hours and 1630 hours on Mondays to Fridays and between 0900 hours and 1300 hours on Saturdays. The developer shall inform the Planning Authority in writing within 48 hours of any occurrence outside these times, together with an explanation.
- 9.a An audible warning should be given prior to the commencement of any blasting operations. It should also be helpful whenever practicable, if the occupiers of the nearest noise sensitive premises were notified by telephone when blasting was due to take place.
- 9.b The monitoring of blasting, including the location of monitoring points and equipment to be used shall be carried out in accordance with the submitted and approved scheme.

Noise

10. In the event of a noise complaint relating to the site being received, the following procedures will apply:
 - i) An immediate investigation will be initiated by the operator.
 - ii) In the event that the complaint is deemed to be justified action as agreed between the operator and the Planning Authority shall be implemented to arrest the situation.
 - iii) In the event of no obvious cause for complaint the Planning Authority will be informed and if considered appropriate the operator will initiate a full noise monitoring exercise to determine the cause.
- 10.a The maximum noise level due to quarrying operations should not exceed LAeq (1 hour) = 55dB when measured at the nearest habitable dwelling. It would be permissible to increase this level up to LAeq (1 hour) = 70dB for a period of 8 weeks in any one year to allow soil stripping and overburden handling.
- 10.b Where the existing background level is below LAeq (1 hour) = 35dB then the noise level due to the operation of the quarry should not exceed LAeq (1 hour) = 45dB, when measured at the nearest habitable dwelling.
11. All plant, machinery and vehicles used on site shall be fitted with effective silencers (or such other effective methods of sound proofing) to the reasonable satisfaction of the Planning Authority.

Water Protection and Pollution Prevention

12. Any facilities for storage of oils, fuels 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% capacity of the tank. If there is multiple tankage, the compound 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, pond or underground strata.
13. Prior to extraction activities recommencing a Water Management Plan detailing the management of all surface water at the site shall be submitted and agreed in writing by Planning Authority in consultation with SEPA. Thereafter this Water Management Plan shall be implemented to the satisfaction of the planning authority. The Water Management Plan will be accompanied by an assessment of downstream drainage capacities to enable the rate of discharge to be accommodated by the receiving watercourse.

14. Prior to extraction activities, recommencing a "Water Features Survey" is submitted and agreed in writing by the Planning Authority in consultation with SEPA. This should include confirmation of the presence (supplying appropriate coordinates) and usage of nearby Private Water Supplies (PWS); a quantitative risk assessment and the PWS assessed accordingly against the quarry excavation design and mitigation measures adapted accordingly.

Soil Handling

15. No topsoil or subsoil shall be removed from the site, except for restoration purposes within the site, unless previously agreed in writing by the Planning Authority.
16. All soil stripping, regrading, subsoiling and the spreading of soils and their cultivation shall be carried out during periods of dry soil conditions to the satisfaction of the Planning Authority.
17. Topsoil heaps shall not exceed 4 metres in height unless otherwise agreed in writing with the Planning Authority, and shall be graded, seeded with grass and mown or grazed and fertiliser applied where necessary to the satisfaction of the Planning Authority

Landscaping and Cultivation

18. Until such a time as they are directly affected by quarrying operation, all trees, shrubs and areas of vegetation within the site shall be retained. Existing trees and shrubs on the site which are not directly affected by quarrying operations shall be retained and protected from development.
19. Unless otherwise agreed with the Planning Authority, no tree felling shall be carried out within the period 1st March to 31st August inclusive. The initial dewatering of the quarry void shall be carried out under the supervision of an appropriately qualified ecologist with mitigation measures undertaken as necessary to minimise any impacts on flora and fauna.

Restoration and Aftercare

20. The restoration of the site shall be strictly in accordance with drawing nos. 198003/K/006 and 198003/K/07A unless otherwise agreed in writing with the Planning Authority
21. Unless otherwise agreed in writing with the Planning Authority:
 - (i) Aftercare scheme(s) requiring that such steps as may be necessary to bring the land to the required standards for use for forestry or amenity shall be submitted for approval by the Planning Authority, no later than one year prior to the anticipated date of completion of the restoration of the site. Such a scheme shall include a landscape appraisal scheme.
 - (ii) The submitted scheme(s) shall specify the steps to be taken and the periods during which they are to be taken. Such steps shall be carried out for a maximum period of 5 years from the completion of the operations required to comply with condition 21(i) above
 - (iii) Subject to condition 21(ii) below, aftercare of the land which is the subject of this permission shall be carried out in accordance with the aftercare scheme(s) as approved by the Planning Authority.
 - (iv) Where the Planning Authority agrees in writing with the person or persons responsible for undertaking the aftercare steps, that there shall be lesser steps, or a different timing between steps, the aftercare shall be carried out in accordance with that agreement.

Prior Cessation

22. In the event of cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme a modified restoration scheme to include details of aftercare, shall be submitted for approval to the Planning Authority within 2 years of the cessation of winning and working, or within such other period as may otherwise be agreed in writing with the Planning Authority. Such approved scheme shall be carried out within one year or the written approval unless otherwise agreed in writing with the Planning Authority.

Removal of Plant and Machinery

23. All plant and buildings shall be removed from the site on completion of quarrying at Kemnay Quarry unless otherwise agreed in writing with the Planning Authority