

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To: York Potash Ltd
c/o Nathaniel Lichfield & Partners
fao: Sebastian Stevens
14 Regents Wharf
All Saints Street
London
N1 9RL

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The above named Authority being the Planning Authority for the purposes of your application validated 10 September 2015, in respect of proposed development for the purposes of variation of condition 1 of planning approval NYM/2014/0454/FL to allow an extended temporary timeframe at Doves Nest Farm, Sneaton has considered your said application and has granted permission for the proposed development subject to the following conditions:

1. The permission hereby granted is valid only for twelve months from the date of this permission and the development shall be removed from the site before this consent expires and the site restored to its former condition before that date.
2. The development hereby permitted shall not be carried out other than in accordance with the application details as set out in the following reports and drawings:

Plan Description

Date Received

Exploratory Borehole Site Boundary	10 July 2014
Planning Support Statement.	04 December 2013
Ecological Survey and Assessment	04 December 2013
Flood Risk Assessment	04 December 2013
Noise Assessment including acoustic enclosures of main prime movers, micro siting of plant and other structures of the site and earth bunds to meet a noise threshold within the nearest receptor dwelling of 30dB LAeq,T night-time and 45dB LAmx day time	04 December 2013
Landscape and Visual Impact Assessment Report	04 December 2013
Hydrological Risk Assessment	04 December 2013
Heritage Based Assessment	17 December 2013
Archaeological watching brief	17 December 2013
Drilling Program	04 December 2013

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Continued/Conditions

Mr C M France
Director of Planning

Date ... 23 OCT 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0625/FL

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Conditions (Continued)

3. Any facilities, above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.
4. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
5. The construction traffic route approved under NYM/2013/0040/FL shall be used by all vehicular traffic connected with any construction on the site or any other route submitted in writing and approved by the Local Planning Authority.

Informative

The applicant's attention is drawn to the provisions contained in the Environment Agency letter dated 15 August 2014 (copy attached).

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

Continued/Reasons for Conditions



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Reasons for Conditions (Continued)

4. In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
5. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

Date 23 OCT 2015

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