

Planning Consultancy of the Year 2011-2012
2012-2013
RTPI



Nathaniel Lichfield & Partners
Planning, Design, Economics.

Mr Peter Jones
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

5th Floor
15 St Paul's Street
Leeds LS1 2JG



nlpplanning.com

Date 04 December 2013
Our ref 50303/04/HS/5957310v4/AJ
Your ref



Dear Mr Jones

Application for a Temporary Exploratory Potash Borehole at Potential Future Mine Shaft and Associated Plant, Equipment including Drilling Rig (Max Height 33 Metres) and Access Arrangements at Doves Nest Farm, Sneatonthorpe

On behalf of our client York Potash Ltd (YPL), please find enclosed an application for the proposed retention of drilling equipment and associated access at the Dove's Nest site for a further 12 month period.

Overview

On 23 March 2013, the NYMNPA issued temporary planning permission for the erection of drilling equipment and associated access road at Dove's Nest (NYM/2013/0040/FL). Condition 1 of this permission stated that:

The permission hereby granted is valid only for 12 months from the date of this permission and the development shall be removed from this site before this consent expires and the site restored to its former condition before that date.

NYM/2013/0040/FL expires on the 23rd of March 2014.

Delays to the original drilling contract programme meant that the drilling rig and its associated plant and equipment had to be demobilised and removed from the site prior to all investigative works being completed. The drilling platform and associated access road have been left in-situ, pending the return of the rig equipment when it is anticipated that the remaining investigatory works could be completed.

Contractor commitments now mean that it is no longer possible to reinstate the equipment and complete the outstanding investigatory works within the required timeframe and a further 12 month period from the date of expiry of the current permission (i.e. 25 March 2015) is required.

Supporting Documents

The application was submitted online via the Planning Portal (reference: PP-03022381) on 04 December 2013 with the following supporting information:



1. Completed Planning Application Form
2. Original Planning Statement (January 2013)
3. Original Landscape and Visual Impact Assessment (December 2012)
4. Original Ecological Survey and Assessment (December 2012)
5. Original Traffic Management Plan (December 2012)
6. Original Flood Risk Assessment (December 2012)
7. Original Noise Assessment (December 2012)
8. Original Hydrological Risk Assessment (January 2013)
9. Original Drilling Method Statement (March 2013)



A cheque for £1,690 to cover the requisite planning application fee was sent by post to the NYMNPA on 04 December 2013 along with a copy of this letter.

For completeness, each of the original documents that accompanied planning permission NYM/2013/0040/FL has again been submitted with this application. It is the case that with the implementation of the temporary consent for works at the site, certain aspects of the original material do not accurately describe current site conditions. However, given the temporary nature of the existing approved use; the need to restore the land pursuant to condition 1; and the clear nature of these discrepancies, it is considered appropriate to rely on this original planning documentation in this instance.

We would also highlight that within the original planning statement, along with the changed site description and access arrangements,

- Paragraphs 2.2 – 2.7 are no longer relevant;
- Paragraphs 2.8 – 2.9 (Drilling Operation) notes that the same drilling rig will be used as was being used on the Doves Nest South site under permission NYM/2012/0828/FL. However, a new rig will now be brought to the site (of the same characteristics as this original equipment);
- There will be a significantly reduced number of vehicle movements under this application as the majority of vehicle movements under the original application were connected to site preparation works.

Conditions

It is also the case that the pre-commencement conditions attached to planning permission NYM/2013/0040/FL which have previously been satisfied have now become obsolete; hence their application to the new consent may no longer be appropriate.

Those conditions which we now consider obsolete include condition 3 (drilling method statement), condition 8 (traffic management plan) and condition 9 (access road).



Conclusion

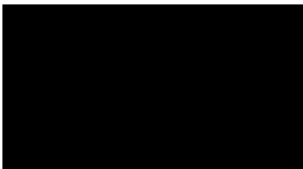
This application seeks temporary planning permission to allow the remaining investigatory works at Doves Nest Farm to be completed.

Whilst seeking to extend the period in which works can be carried out, the impact on the adjoining area will be minimal for the following reasons:

- Fewer vehicle movements - The majority of vehicle movements associated with the original application were connected with the site preparation works – works which are now complete and no longer applicable.
- Temporary time period – As with the previous planning application, this application seeks temporary permission for just 12 months (from the date of expiry of 2013 NYM/2013/0040/FL) to allow necessary borehole works to be completed. Once completed the site will be reinstated to its original condition;
- Strong Policy Support – There have been no significant changes to local policy since the issuing of NYM/2013/0040/FL, which would now prevent the Park from supporting this application. This application is therefore again in accordance with Core Policies A and E of the NYM Local Development Framework.

We trust that the above provides you with sufficient information to consider the short-term extension of the existing permission for the exploratory works at Dove's Nest. Should you require any additional information, please contact either Adam Jackson or myself.

Yours sincerely



Justin Gartland
Director

NYM/NPA
- 4 DEC 2013