

Our ref: NB/NT16388/Rep/002

Date: 14 June 2024

Your ref: NY/2022/0022/ENV

Mr S Till
Senior Planner
North Yorkshire Council
sam.till@northyorks.gov.uk

Dear Mr Till

Discharge of conditions
Oaklands extension to Nosterfield Quarry
NY/2022/0022/ENV

I write on behalf of Tarmac Trading Limited.

Please find attached an application to discharge pre-commencement conditions for the Oaklands extension to Nosterfield Quarry. The following conditions are sought to be discharged:

Condition 14: lighting scheme

Condition 25: construction and environmental management plan

Condition 33: tree protection measures

Condition 43: biodiversity net gain

Please note in relation to condition 43, the biodiversity net gain calculation required by condition was already submitted with the application. This is now being resubmitted to secure discharge of this condition. The calculation was previously prepared under version 3.1 of the DEFRA metric. While the metric has now been updated to version 4.0 the changes would be immaterial particularly given that there has been no change to the vegetation cover on site used previously to calculate the baseline for the calculated uplift.

In addition, regarding condition assessments, we have not formally undertaken these as such and these would be difficult given that scenario B includes elements of 'future baseline'





however we have used general ecological knowledge and experience to assess these for each habitat type, where doubt exists a precautionary condition assessment coding has been applied. We are of the view that formal condition assessments are very unlikely to change the overall BNG outcome for the site and hence is not required, given that the application was lodged/determined prior to the mandatory BNG requirements from 12th February 2024.

The application fee will be paid directly by Tarmac.

I trust this information is satisfactory. Should you require any further information or an accompanied site visit, please do not hesitate to contact me.

Yours sincerely

for Wardell Armstrong LLP



NICHOLAS BEALE

Technical Director

nbeale@wardell-armstrong.com