

**SUBMITTED VIA THE PLANNING PORTAL**

Our ref: DW - PI4/8

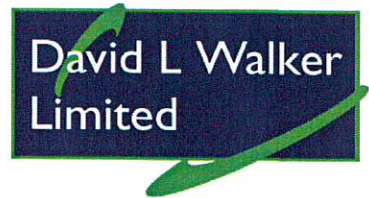
25th March 2019

Mr D Szymanski  
Northamptonshire County Council  
Planning Services  
Floor 3  
Guildhall Road Block  
County Hall  
Northampton  
NN1 1DN

Dear Mr Szymanski

**Town and Country Planning Act 1990 (as amended) – Proposed Non Material Amendment Application to Amend Detail Approved Under Conditions 3, 7, 11, 26 and 33, of Planning Consent 16/00014/MINVOC as varied by consent 17/00064/MINNMA dated 7 February 2018 at Passenham Quarry - On Behalf of GRS Roadstone Limited**

1. GRS Roadstone Limited is the owner and operator of the sand and gravel quarry at Passenham ("the site").
2. The site benefits from three planning consents, one of which (consent ref 15/00035/MINFUL) is for a Southern Extension to Passenham Quarry and ancillary works with progressive restoration to agriculture and nature conservation by importation of inert materials, retention of existing consented facilities and proposed variation to restoration scheme at Passenham Quarry. This original consent has been subject to three Non (or Minor) Material Amendments in respect of certain changes to the working and restoration schemes. The latest consent (17/00064/MINNMA) was granted on 7 February 2018 ("the consent").
3. The consent was granted subject to 55 conditions, covering a wide range of environmental and planning controls). GRS continues to operate the site in accordance with approved details but would like to make further changes to the approved site layout, such that a further variation is required. This submission is provided to seek further changes to previously approved detail under the consent.
4. The working scheme and site layout is in effect regulated by the plans and documents approved under conditions 3 and 7 of the planning consent, with further references to site layout plans under conditions 11, 26 and 33.
5. The layout of the ancillary facilities situated within the plant site area is regulated by approved plan PI4/PL15/07A. This includes for the mineral washing plant; processed stocks; ancillary stocking area; and ancillary facilities such as the weighbridge/site office; messrooms and meeting facilities.



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6. GRS have identified a potential opportunity to supply a market for bagged aggregate products in and around the Milton Keynes area. It is considered that the site at Passenham is ideally located to provide such products on a sustainable basis, and that the aggregates has suitable decorative properties in this regard.
7. It is therefore proposed to install a single bulk bagging line with ancillary facilities in the north of the plant site (refer to Plan P14/PL15/07B). The plant is mobile in nature and would normally constitute permitted development but such rights have been withdrawn at this site. It is envisaged that the plant would be established on a 47m x 20m pad to be constructed of cement bound aggregates. This creates a semi permeable base, but ensures no scope for contamination of bagged products. The pad would have sufficient drainage facilities to manage the scope for runoff.
8. The bulk bag plant comprises a Mobile Bagging Unit that is the same around 16.5 x 2.5m and is circa 4m tall. The plant is capable of filling 45 bulk bags per hour, each bulk bag of 1 tonne capacity. The plant would be supported by a loading shovel to charge the feed hopper and a fork lift truck to handle the bulk bags around the stocking yard and for loading the product onto flat bed articulated trucks. The unit would be situated as close to the perimeter bunds as possible whilst allowing safe space for manoeuvring.
9. It is proposed that existing ancillary facilities such as the weighbridge and wheelwash would also be used with some slight changes in configuration in particular to the ancillary stocking area located to the east of the meeting facilities to enable the establishment of the pad.
10. All the operations associated with the proposed bagging plant will be in an open air environment, aside from dedicated office and welfare facilities for the bagging operations via a portacabin identical in size and appearance to those already situated on site. Car parking would also be provided separate from the existing facilities on site. The proposed pad will provide for sufficient floor space to provide stocking and safe manoeuvring for plant and HGV's alike.
11. The proposals merely represent an alternative means of exporting processed sand and gravel from the site (the unit would not import materials for bagging) and therefore does not represent an intensification of use.
12. Whilst slight changes to the site layout are envisaged, it is proposed that these can be regulated under conditions 3 and 7 of the consent respectively. It is proposed that this letter is included in the list of approved documents to provide the description of the bagging operations.
13. In a flood risk context the proposals will have a discernible impact, as all the operations are outside the floodplain. No impacts are anticipated in respect of noise and dust over and above the existing. The location of the plant adjacent to existing perimeter bunds will mean a close means of noise and dust attenuation at source.

Ltr: D Symanski, NCC  
Re: Bagging Plant at Passenham



14. GRS are therefore submitting this application to amend the approved detail. The application has been submitted via the Planning Portal under reference PP - 07727445. The application comprises the following:
- i. completed application forms;
  - ii. plan P14/PL15/07B revised plant site layout;
  - iii. plan P14/PL15/08 – bagging plant layout;
  - iv. the appropriate fee
15. We trust this is satisfactory; however should you have any queries, please do not hesitate to contact us.

Yours sincerely

Dan Walker MRICS  
**David L Walker Limited**  
**Agent for GRS Roadstone Limited**

Encs As listed above.

cc Mr P Wynne, GRS  
Mrs T Jackson, GRS

