



# Planning Committee A

To be held on 1<sup>st</sup> December 2022 at 4:30pm

# 21/02444/FULM – Land To The West Of Newlands Lane, Upper Poppleton, York

Extraction of clay and restoration of the site through the importation of inert wastes at land to the west of Newlands Lane



View from access track to A59





## Boundary with Foss Dike





## Surroundings



Waterbody from the East





View down access track





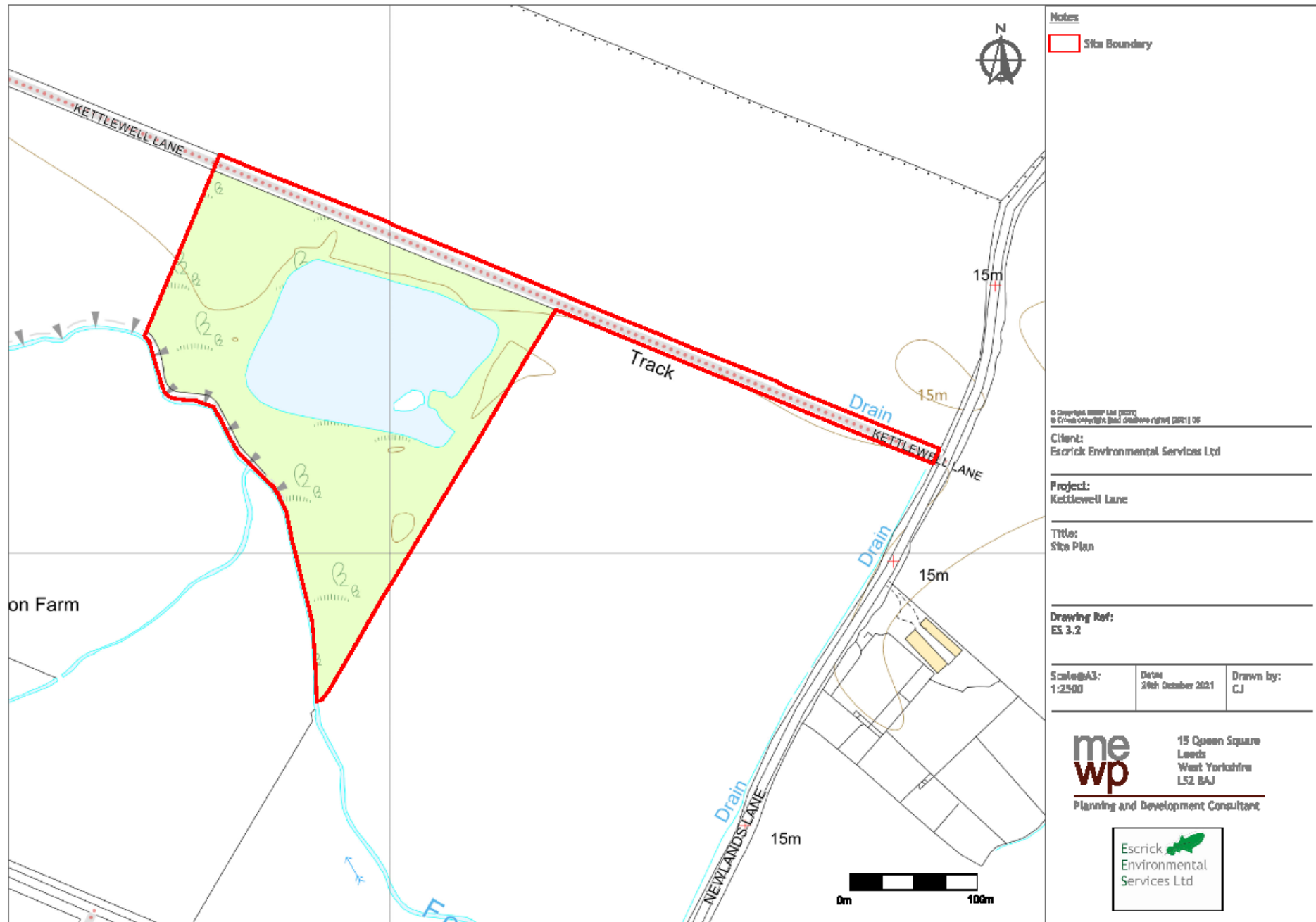
View North







# Site Plan



**Notes**  
 Site Boundary

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**Client:**  
 Escrick Environmental Services Ltd

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**Project:**  
 Kettlewell Lane

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**Title:**  
 Site Plan

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**Drawing Ref:**  
 ES 3.2

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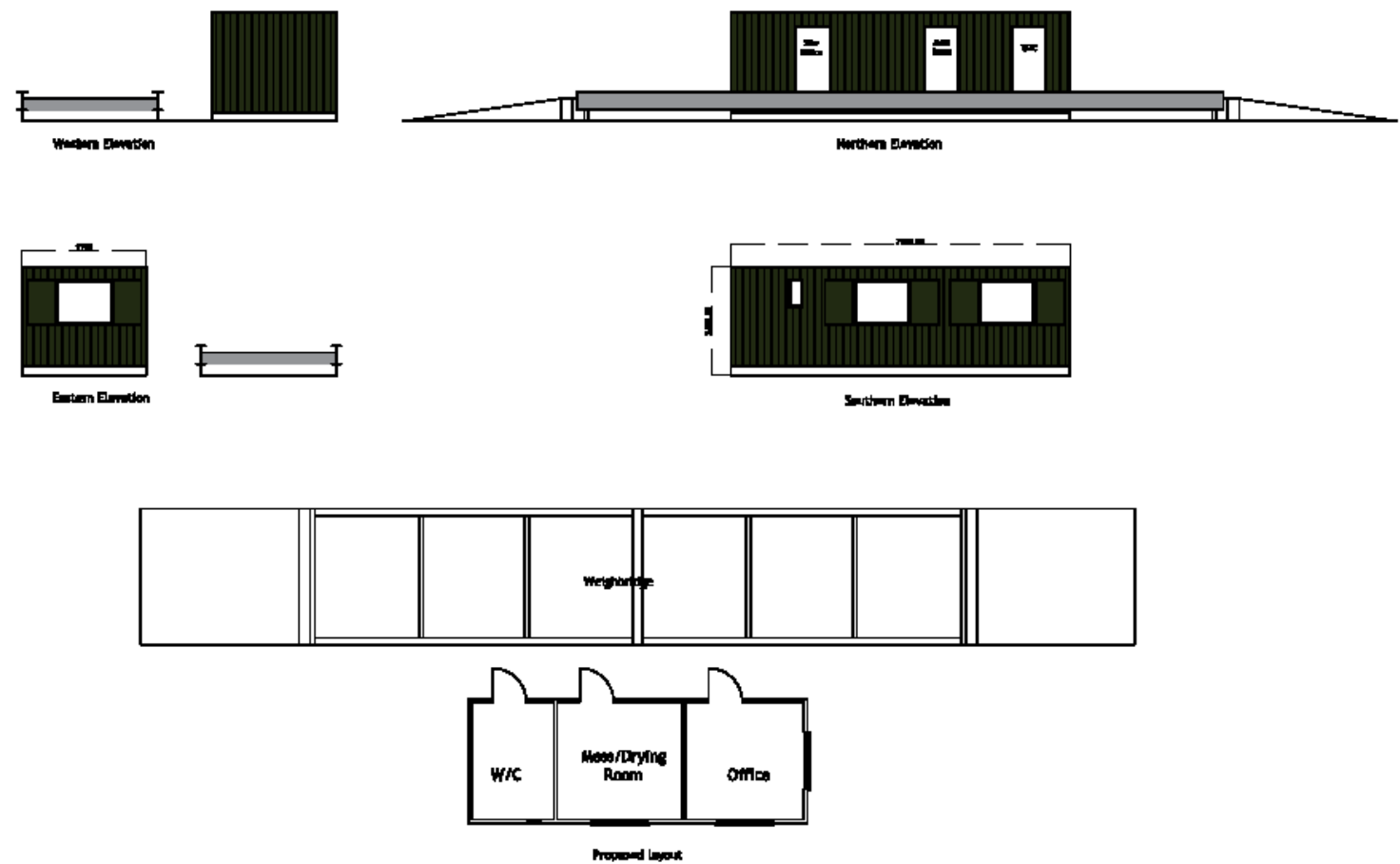
<b>Scale:</b> A3: 1:2500	<b>Date:</b> 29th October 2021	<b>Drawn by:</b> CJ
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**me wp** 15 Queen Square  
 Leeds  
 West Yorkshire  
 LS2 8AJ  
 Planning and Development Consultant





# Proposed Site Cabin



**Notes**

Self-contained, pre-fabricated office building  
 Approx 7.5m<sup>2</sup>, 7.5m x 2.4m high  
 Self contained welfare facilities  
 Electric supply by generator  
 Colour shown Dark Olive Green (final colour to be agreed with Planning Authority)

Proposed weighbridge to measure 22m x 3m to a maximum height of 500mm with a galvanised steel Armco barrier or similar

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Client:  
 Escrick Environmental Services Ltd

Project:  
 Kettlewell Lane

Title:  
 Proposed Site Office and Weighbridge

Drawing Ref:  
 ES3.3

Scale@A3: 1:100	Date: 19/10/21	Drawn by: CJ
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**me wp** 15 Queen Square  
 Leeds  
 West Yorkshire  
 LS2 8AJ  
 Planning and Development Consultant





# Site Phasing Plan



- KEY**
- Application boundary
  - Existing contours and levels
  - Phasing areas: 1-6
  - Bunding road edge protection
  - Direction of working
  - Existing hedgerows: managed and gapped-up
  - Proposed species rich hedgerow with Willow
  - Additional hedgerow trees

**Site Establishment Works would include:**

- New site access off Newlands Lane to CYC Highway's specification Drg ref:## with right turn only signage from site routed to the A59.
  - Hardened single track road with passing bays and wheel bath from site entrance to weighbridge.
  - Removal of approximately 30 metres of hedgerow to accommodate weighbridge, office and welfare facilities (note: hedgerow would be re-established on final restoration)
  - Formation of clay stockpile area adjacent to weighbridge and haul route access along northern edge of existing lagoon. All topsoil and subsoil arisings would be placed in temporary store for future re-use.
  - Temporary draining of lagoon and reclaiming clay mineral under proposed separating footprint.
  - Formation of lagoon separating bund using imported fill (circa 8000m<sup>3</sup>). Bund to have a minimum of 2metres freeboard, 3metre crest with 1:3 batter.
- Initial Mitigation Works**
- Planting of a 330metre long native hedgerow with willow for screening and habitat creation purposes along site the Foss Dike corridor.
  - Management and gapping-up of existing hedgerows to include additional hedgerow trees.
  - Repairs to all fences and gates.

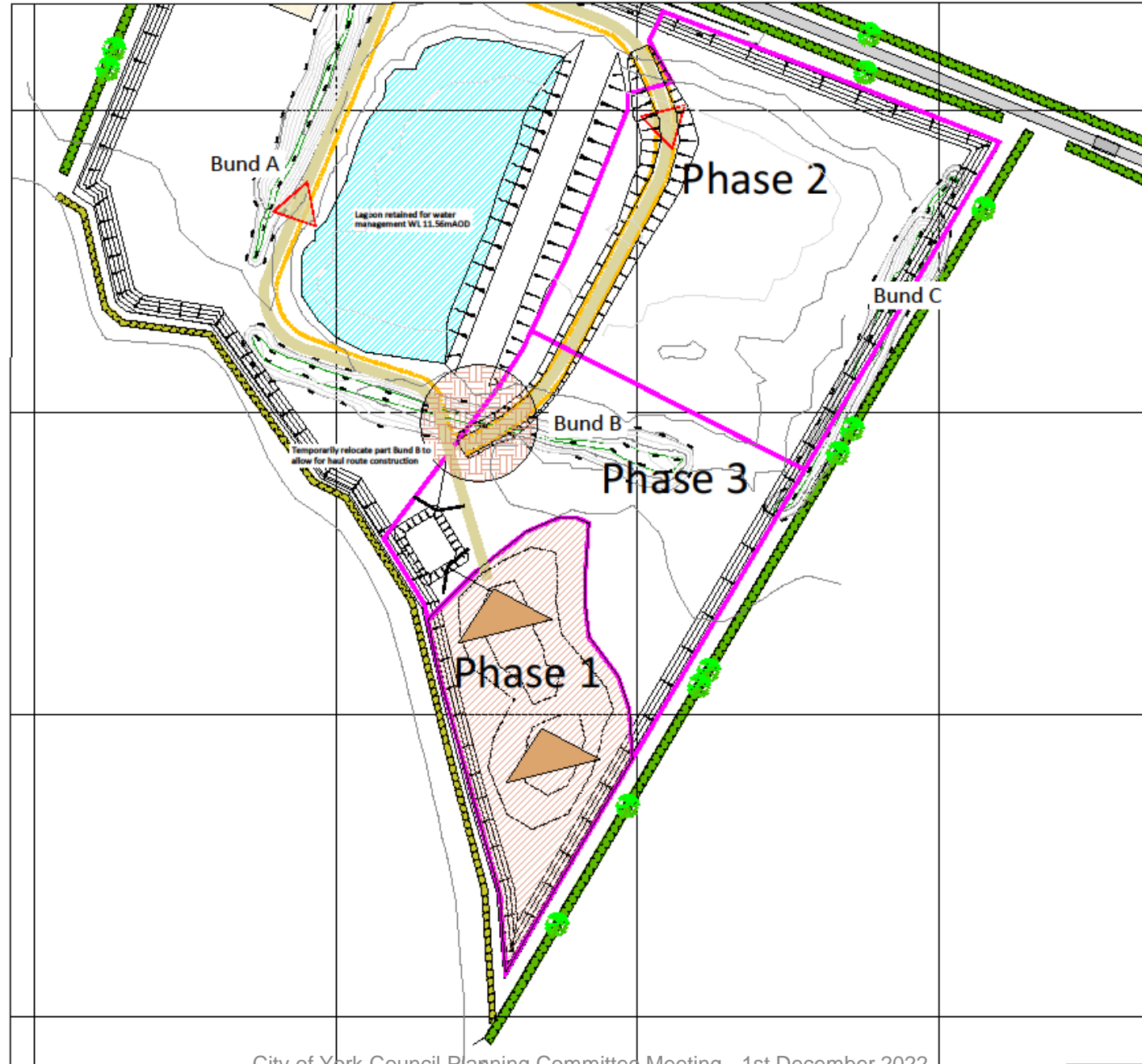
**Land to the South of Kettlewell Lane  
Upper Poppleton York**

Proposed Clay Extraction and Restoration  
with Inert Materials

Drawing ES3.4 -  
Site Establishment and Phasing



# Phase 1 Plan



- KEY**
- Haul road circulation routes
  - Bunded road edge protection
  - Limit of clay extraction
  - Clay extraction areas
  - Areas restored with inert materials
  - Direction of working
  - Existing contours and levels
  - Interim temporary batters
  - Direction of topsoil movement
  - Proposed Oak dominant woodland

- Haul Route Establishment:**
- Clay would be excavated within the drained lagoon void under the proposed haul route footprint and placed in low-level temporary store prior to hauling from site;
  - Importation of fill to form haul route through Phase 2 would subsequently take place;
  - Haul route to be continued from Phase 2 lagoon void extending in a clockwise direction through Phases 3, 4, 5 and 6.
- Phase 1 Working:**
- All soils would be stripped and placed in temporary store shown on plan for future restoration;
  - Extract clay down to 9m AOD.

**Land to the South of Kettlewell Lane  
Upper Poppleton York**

**Proposed Clay Extraction and Restoration  
with Inert Materials**

**Drawing ES3.5 -  
Phase 1: Detailed Methodology and  
Restoration**

1 : 1250 @ A3



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# Phase 2 Plan



**KEY**

- Haul road circulation routes
- Bunded road edge protection
- Limit of clay extraction
- Clay extraction areas
- Areas restored with inert materials
- Direction of working
- Existing contours and levels
- Interim temporary batters
- Proposed final contours at 0.5 metre intervals
- Direction of topsoil movement
- Proposed Oak dominant woodland

**Phase 2 Working:**

- All residual topsoil within the working area would first be stripped and directly placed in Phase 1 prior to mineral extraction;
- extract clay down to 9m AOD.

**Phase 1 and 2 Restoration:**

- Commence restoration of Phase 1 using soils in long-term store within Bunds A-D and adjoining temporary storage area (circa 7,300m<sup>3</sup>);
- Restoration of Phase 2 would directly follow on from mineral extraction. Outer site margins would be restored in the first instance wherever possible to provide early screening and woodland establishment.

**Land to the South of Kettlewell Lane  
Upper Poppleton York**

Proposed Clay Extraction and Restoration  
with Inert Materials

Drawing ES 3.6 -  
Phase 2: Detailed Methodology and  
Restoration

1 : 1250 @ A3

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# Phase 3 Plan



**KEY**

- Haul road circulation routes
- Bundled road edge protection
- Limit of clay extraction
- Clay extraction areas
- Areas restored with inert materials
- Direction of working
- Interim temporary batters
- Proposed final contours at 0.5 metre intervals
- Direction of topsoil movement
- Proposed Oak dominant woodland

- Phase 3 Working:**
- All residual topsoil's with the working area would first be stripped and directly placed in Phase 1 prior to mineral extraction;
  - Extract clay down to 5m AOD.
- Phase 1, 2 and 3 Restoration:**
- Completion of Phase 1 and continuation of progressive restoration of Phases 2 and 3. Outer site margins would be restored in the first instance wherever possible to provide early screening and woodland establishment.

**Land to the South of Kettlewell Lane  
Upper Poppleton York**

Proposed Clay Extraction and Restoration  
with Inert Materials

Drawing ES3.7 -  
Phase 3: Detailed Methodology and  
Restoration

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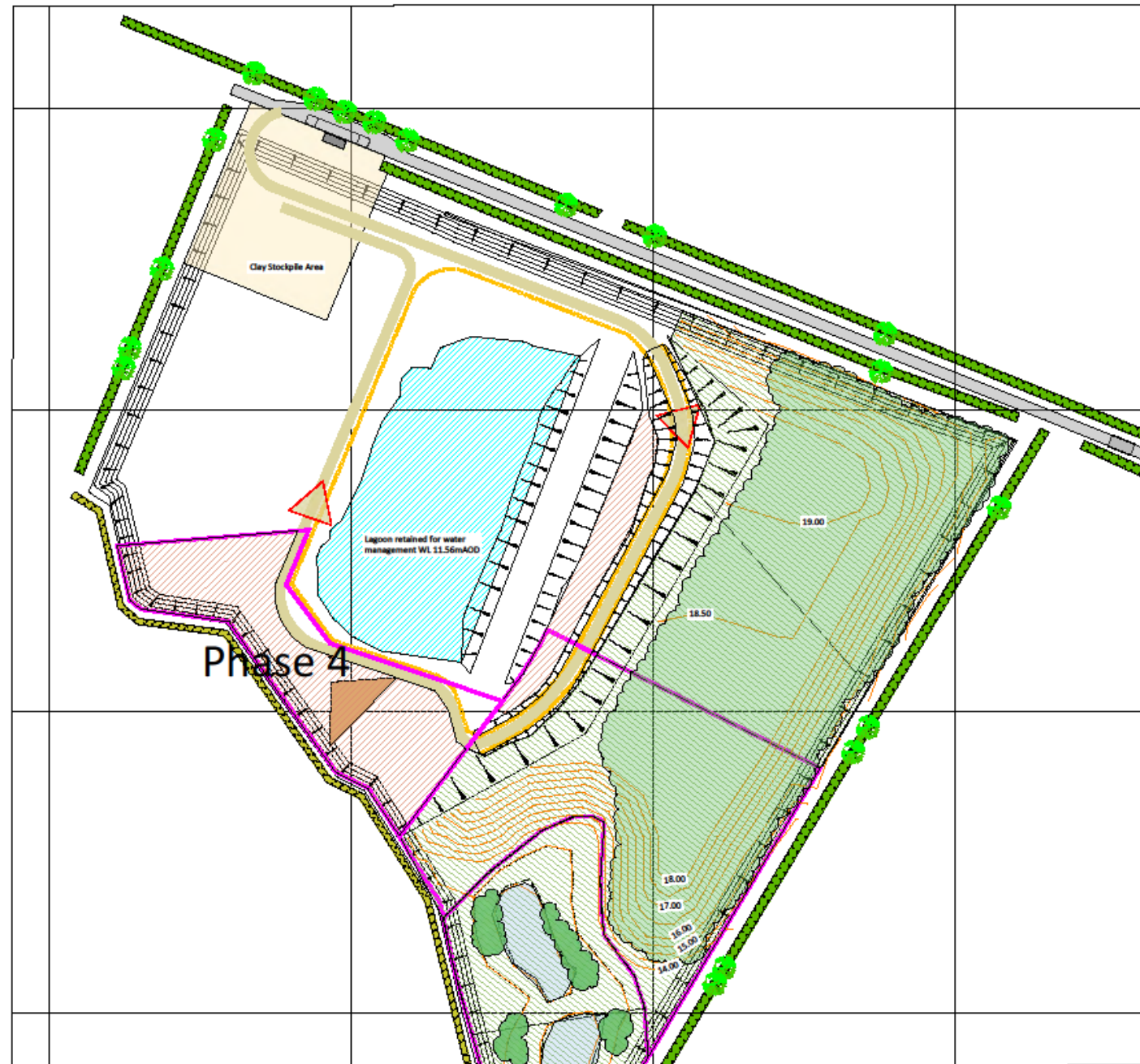


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# Phase 4 Plan



- KEY**
- Haul road circulation routes
  - Bunded road edge protection
  - Limit of clay extraction
  - Clay extraction areas
  - Areas restored with inert materials
  - Direction of working
  - Interim temporary batters
  - Proposed final contours at 0.5 metre intervals
  - Direction of topsoil movement
  - Proposed Oak dominant woodland

- Phase 4 Working:**
- All residual topsoils within the working area would first be stripped and directly placed along site margins prior to mineral extraction;
  - Extract clay down to 9m AOD.
- Phase 3 Restoration:**
- Continuation of progressive restoration of Phase 3. Outer site margins would be restored in the first instance wherever possible to provide early screening and woodland establishment.

## Land to the South of Kettlewell Lane Upper Poppleton York

Proposed Clay Extraction and Restoration  
with Inert Materials

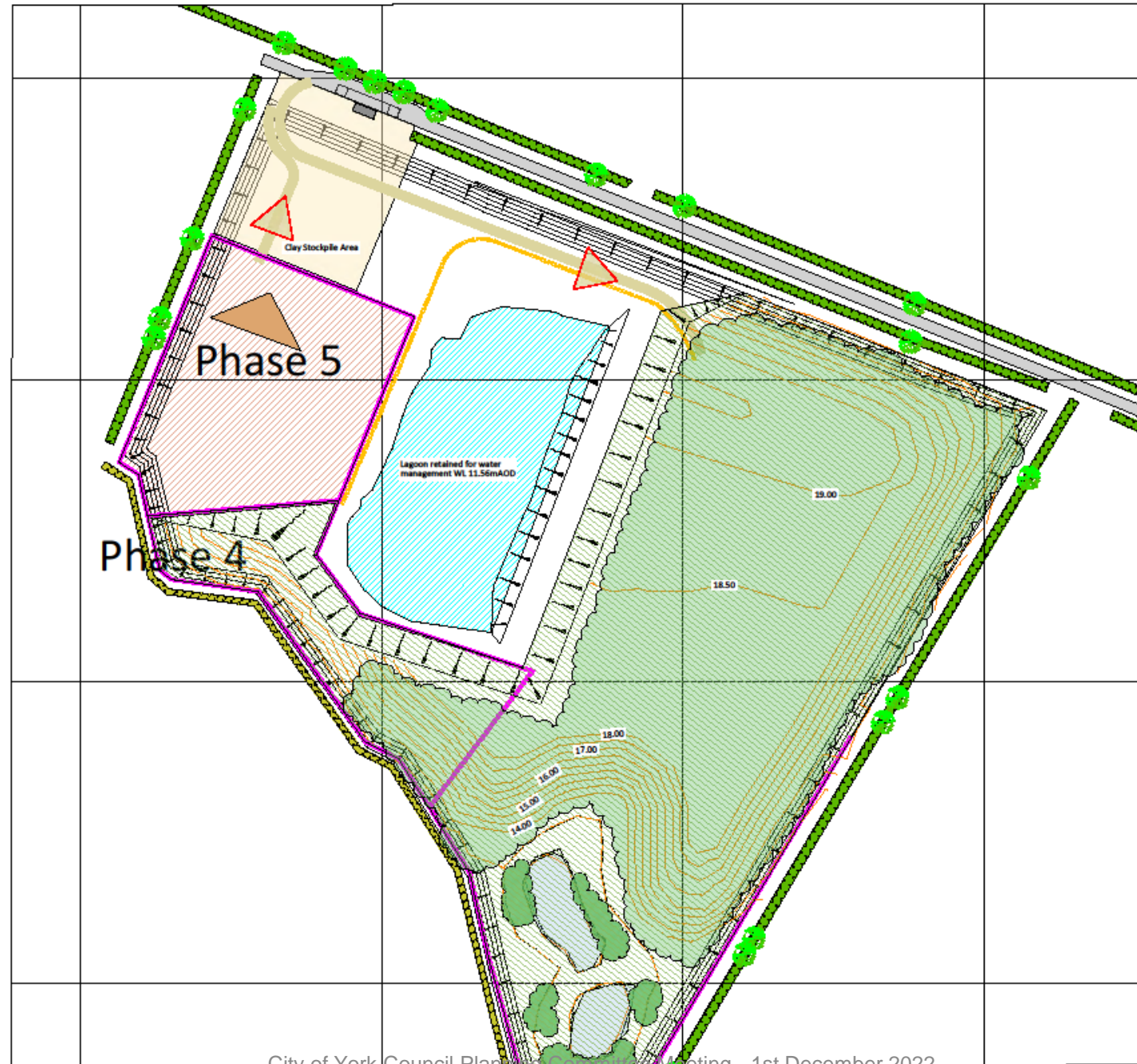
Drawing ES3.8 -  
Phase 4: Detailed Methodology and  
Restoration

1 : 1250 @ A3



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# Phase 5 Plan



- KEY**
- Haul road circulation routes
  - Bundled road edge protection
  - Limit of clay extraction
  - Clay extraction areas
  - Areas restored with inert materials
  - Direction of working
  - Interim temporary batters
  - Proposed final contours at 0.5 metre intervals
  - Direction of topsoil movement
  - Proposed Oak dominant woodland

- Phase 5 Working:**
- All residual topsoils within the working area would first be stripped and directly placed along site margins prior to mineral extraction;
  - Extract clay down to 9m AOD.
- Phase 4 Restoration:**
- Continuation of progressive restoration of Phase 4 and backfilling of haul route access working anti-clockwise. Outer site margins would be restored in the first instance wherever possible to provide early screening and woodland establishment.

## Land to the South of Kettlewell Lane Upper Poppleton York

### Proposed Clay Extraction and Restoration with Inert Materials

#### Drawing ES3.9 - Phase 5: Detailed Methodology and Restoration

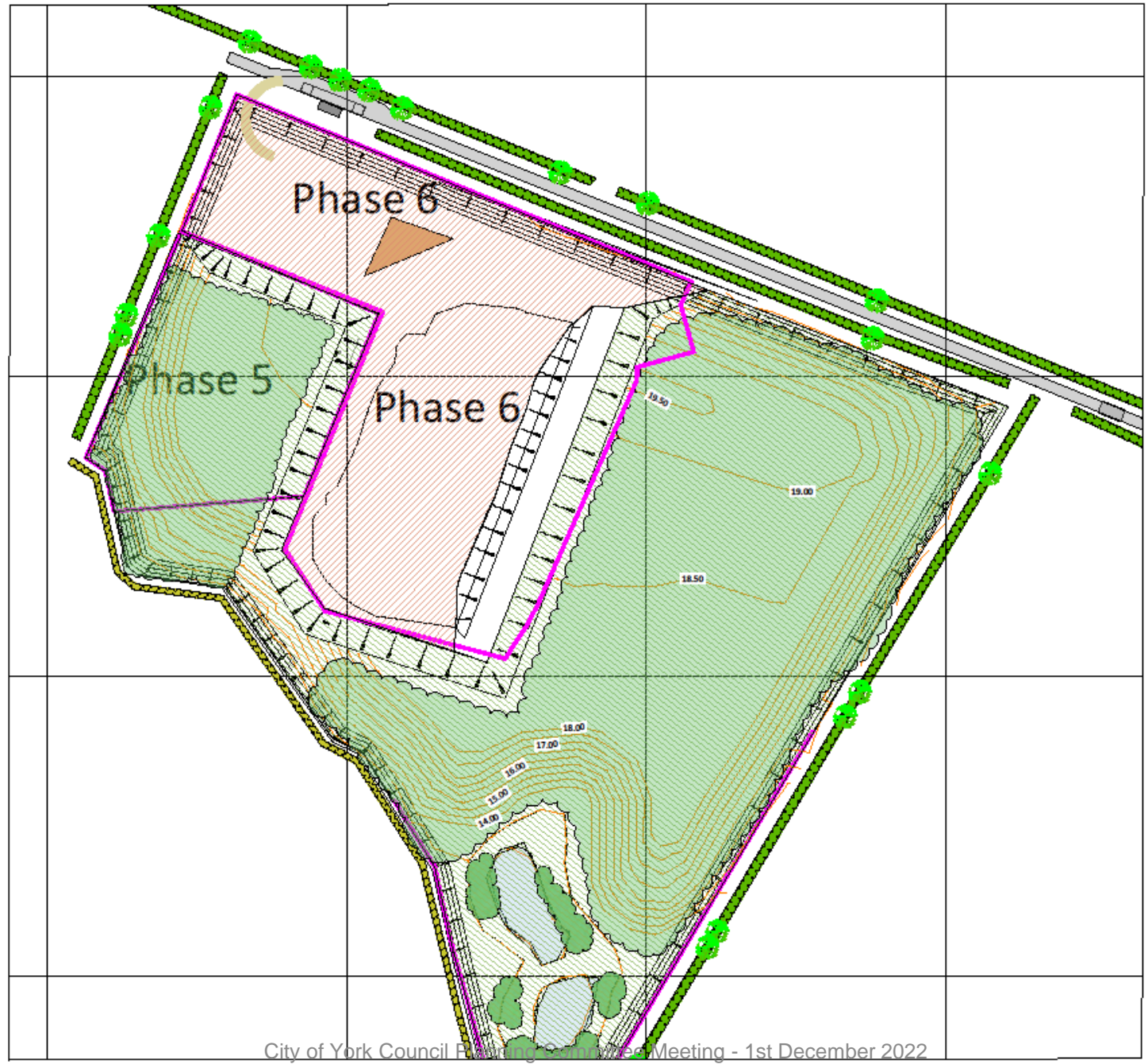
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



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# Phase 6 Plan



**KEY**

-  Haul road circulation routes
-  Bunded road edge protection
-  Limit of clay extraction
-  Clay extraction areas
-  Areas restored with inert materials
-  Direction of working
-  Interim temporary batters
-  Proposed final contours at 0.5 metre intervals
-  Direction of topsoil movement
-  Proposed Oak dominant woodland

- Phase 6 Working:**
- All residual topsoils within the working area would first be stripped and directly placed along site margins prior to mineral extraction;
  - Clay stockpile area would be depleted prior to continuation of working Phase 6 (final Phase);
  - Final Phase would firstly require pumping out remaining water in lagoon prior to clay extraction and subsequently restored with inert materials;
  - Should water management still be required part of the restored wetland area at the south east corner of the site could be used for this purpose;
  - Extract clay down to 9m AOD.
- Phase 5 and 6:**
- Continuation of progressive restoration of Phase 5. Outer site margins would be restored in the first instance wherever possible to provide early screening and woodland establishment.

**Land to the South of Kettlewell Lane  
Upper Poppleton York**

**Proposed Clay Extraction and Restoration  
with Inert Materials**

**Drawing ES3.10 -  
Phase 6: Detailed Methodology and  
Restoration**

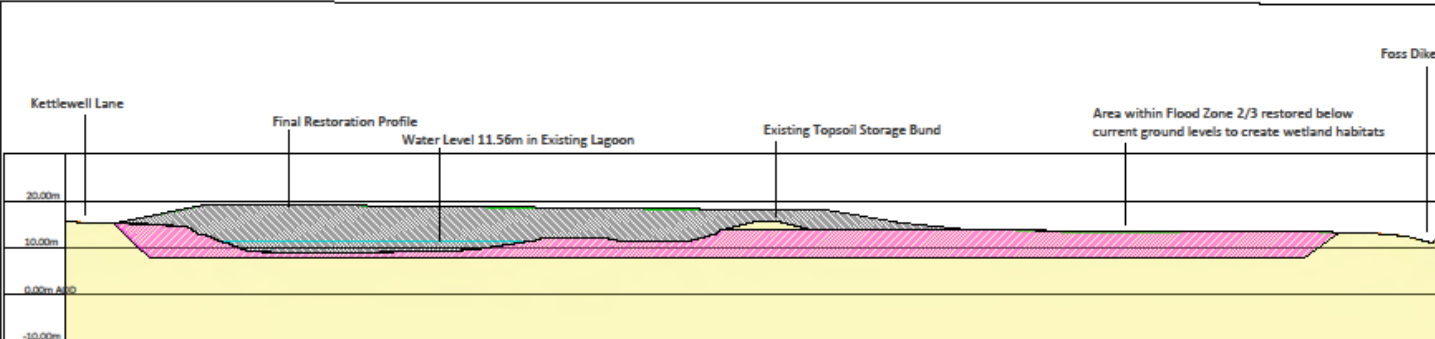
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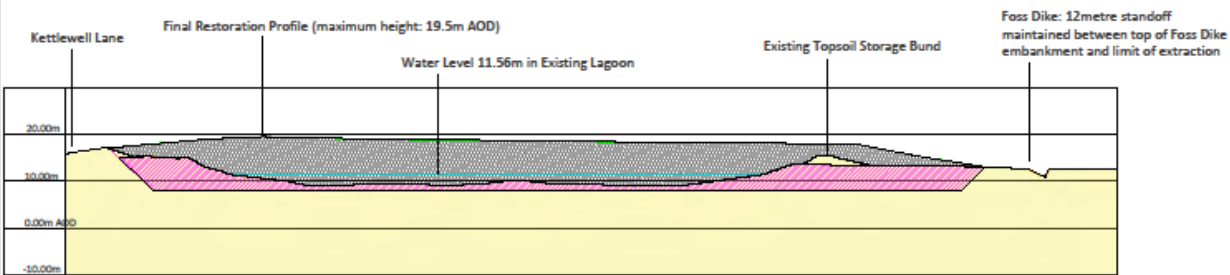
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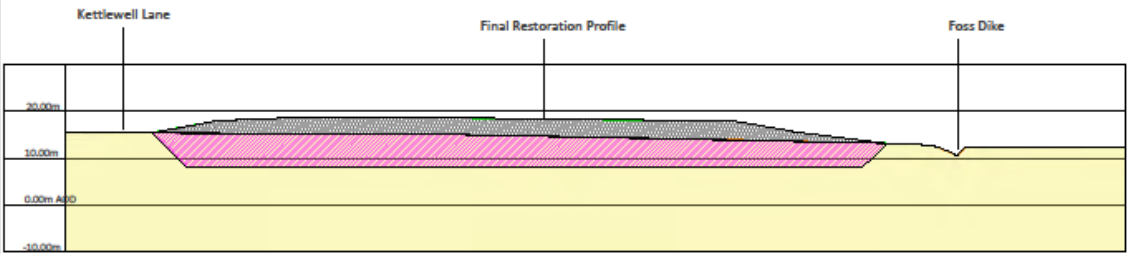
# Final Restoration Cross Sections



CROSS SECTION A A



CROSS SECTION B B



CROSS SECTION C C

**KEY**

	Underlying soils and geology
	Clay extraction
	Final restoration and restoration profile

**Land to the South of Kettlewell Lane Upper Poppleton**

Proposed Clay Extraction and Restoration with Inert Materials

Drawing ES3.13 - Final Restoration Cross-Sections

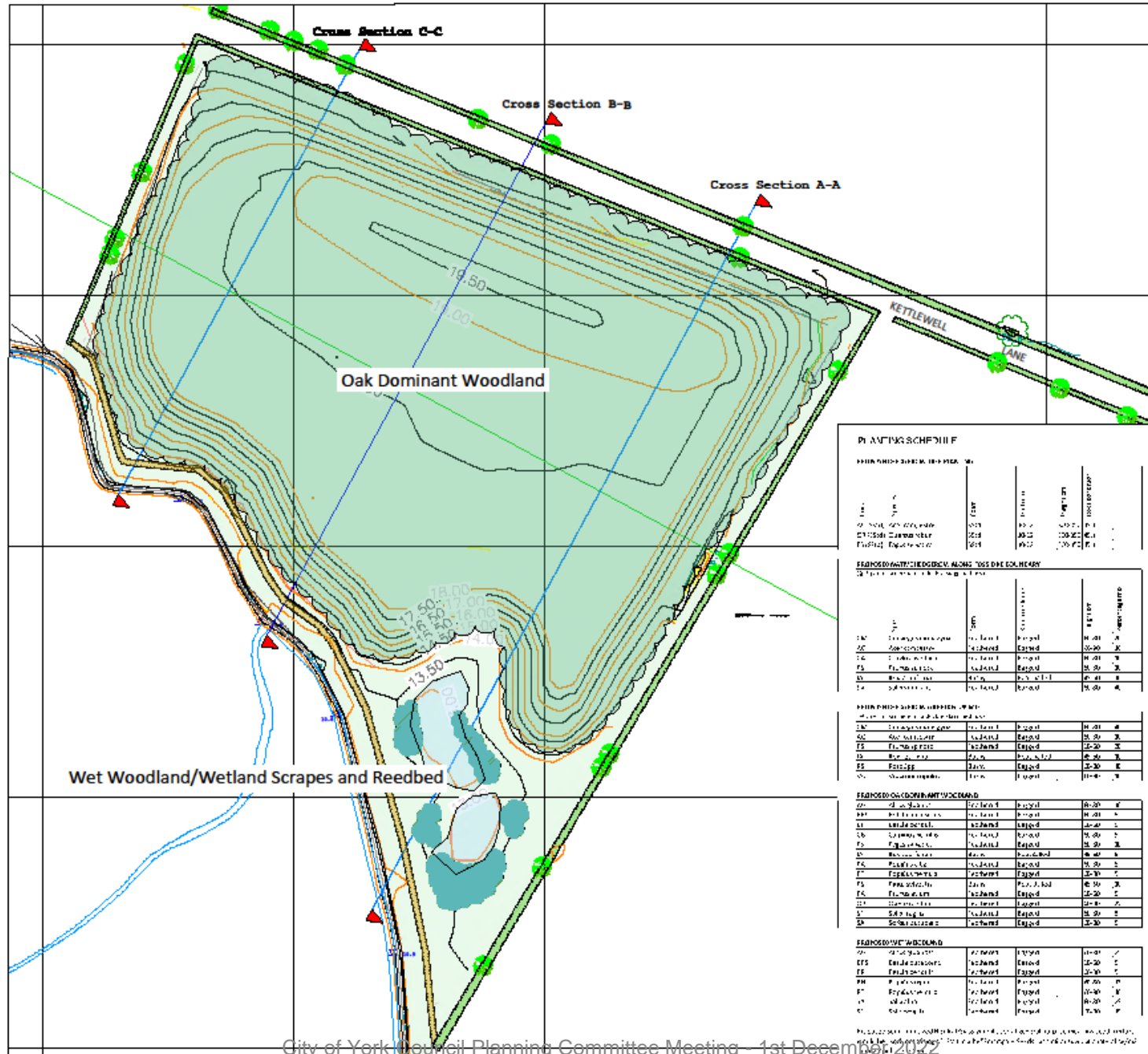
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# Restoration Planting Details



- KEY**
- Existing hedgerows gapped-up together with additional hedgerow trees
  - Proposed species-rich hedgerow with Willow
  - Proposed contours
  - Oak Dominant woodland
  - Semi-improved neutral grassland
  - Wet woodland/wetland scrapes and reedbed margins within Flood Zone 2/3
  - Cross sections A-C (shown of Drg No KLn\_012)

**PLANTING SCHEDULE**

EXISTING PLANTING TO BE MAINTAINED

Code	Plant Name	Quantity	Plant Size	Planting Date	Notes
10	Small trees	100	100cm	2023	
11	Medium trees	50	150cm	2023	
12	Large trees	20	200cm	2023	

**PROPOSED PLANTING ALONG DRAINAGE CHANNELS**

Code	Plant Name	Quantity	Plant Size	Planting Date	Notes
13	Willow	100	100cm	2023	
14	Salix	50	100cm	2023	

**PROPOSED PLANTING ALONG DRAINAGE CHANNELS**

Code	Plant Name	Quantity	Plant Size	Planting Date	Notes
15	Small trees	100	100cm	2023	
16	Medium trees	50	150cm	2023	

**PROPOSED PLANTING ALONG DRAINAGE CHANNELS**

Code	Plant Name	Quantity	Plant Size	Planting Date	Notes
17	Small trees	100	100cm	2023	
18	Medium trees	50	150cm	2023	

**PROPOSED PLANTING ALONG DRAINAGE CHANNELS**

Code	Plant Name	Quantity	Plant Size	Planting Date	Notes
19	Small trees	100	100cm	2023	
20	Medium trees	50	150cm	2023	

Land to the South of Kettlewell Lane  
Upper Poppleton York

Proposed Clay Extraction and Restoration  
with Inert Materials

Drawing ES3.12 -  
Restoration Planting Details

1 : 1500 @ A3



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