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Your ref:  
Our ref: NO/NH  
Date: 6 August 2014

Dear Sarah

**PLANNING APPLICATION 3/014/0618 FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT (10 DWELLINGS) AT LAND OFF CHATBURN OLD ROAD, CHATBURN**

This application is a change to position of some properties moving them closer to Lanehead Quarry. We have commented on the previous application and we provide our comments below on this new application.

The County Council agree that the future quarrying operations in this location could probably be undertaken without causing any major issues relating to breaches of permitted limits on noise, air quality and blasting vibration. That would appear to be demonstrated having regard to the existing monitoring information. The fact that the application is for a relatively modest number of houses is a factor that also needs to be taken into account.

However, this application moves some properties nearer to the quarry than the previous application which may result in a greater number of complaints or objections to any future development at the site.

Since the planning application 3/2011/0025 the County Council has recently gave the resolution to grant permission to deepen Lanehead Quarry.

At the Inquiry the inspector considered that there would be no indirect sterilisation arising from the appeal proposal of planning application 3/2011/0025, but it may be possible for that conclusion to change if charge weights would have to be further lowered due to the closer proximity of the houses and would then be so low as to make blasting unviable/impossible. If the upper benches nearest to the houses cannot be worked, then those at a lower level cannot be worked so the whole of the face is sterilised.

In such circumstances, the Borough Council will need to weigh these comments in the overall planning balance, including the need for the housing and the availability or

otherwise of other sites that would not be in such proximity to the strategic mineral resource. The overall planning balance is clearly a matter for the Borough Council to determine.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Niamh O'Sullivan', written in a cursive style.

Niamh O'Sullivan  
Planning Officer