

I N T E R	<h1>MEMO</h1>	<b>North Lincolnshire Council</b> <a href="http://www.northlincs.gov.uk">www.northlincs.gov.uk</a>
O F F I C E		

To: Tanya Coggon, Development Management

From: Annie Ward, Environmental Protection Team

Your Ref: SCR/2026/2

Our Ref: PLU 009672

Subject: EIA screening request for the continued operation of a fully engineered containment landfill for the disposal of non-hazardous and inert wastes

Location: Land at Conesby Quarry, Scunthorpe

Date: 02 March 2026

Thank you for your email requesting this departments comments on the above screening opinion.

Conesby Quarry is a dis-used ironstone quarry, the ironstone was extracted for use in the local steelworks. Conesby Quarry can be sub-divided into three principal areas:

- Phase 1, at the western end of the quarry, was landfilled and restored in 1995.
- Phase 2, the middle section was landfilled with material from the Normanby Park Reclamation Site; and,
- Phase 3 (the subject of 2000/1074) the final section, is to be landfilled alongside the completion of the Phase 2 area.

The Proposed Development will comprise the continued operation of a fully engineered containment landfill for the disposal of non-hazardous and inert wastes. The construction of the lining system and the construction of other engineered features on the site would be subject of a Construction Quality Assurance (CQA) regime which would require prior approval of built landfill infrastructure by the EA.

It is understood there are still substantial reserves of limestone, ironstone and mudstone remaining within the Phase 3 area. Some of this mineral will have economic value and will be sold and exported off site which will then increase the potential landfill void in future years. Some of the mudstones have been considered suitable as landfill

liner for non-hazardous waste but will be fully tested to meet the requirements for a non-hazardous landfill facility.

It is estimated the potential landfill void could be 3.7 million cubic metres, but this would be dependent on a number of factors not yet known such as economic mineral reserve, depths of landfill liner, final restoration level amongst others.

The proposed operations will complete the reclamation of Conesby Quarry, to a beneficial after use. The proposals extend the historic landfilling operations into the eastern part of Conesby Quarry, in a phased and similar operational manner to the completed Phases 1 and 2. The general principles of the reclamation and non-hazardous landfilling operations at Conesby Quarry are long established.

Principally, the waste types to be deposited will be inert and non-hazardous which will typically comprise:

- Inert construction and Demolition Wastes
- Non-Hazardous materials such as wood, plastic, glass
- Waste sludges from industrial processes

The full list of waste codes will be detailed in a permit variation application with the Environment Agency.

The volumes of waste imported per annum will be dictated by the Environmental Permit which will then dictate the number of HGV movements to be proposed in a pre-application submission.

Having due regard to the scale and potential impacts of the proposals, and in light of the previous application for a similar development (PA/2000/1074) being accompanied by an EIA, it is considered that the proposals are likely to represent EIA development.

### **Contaminated Land**

It is noted that the site is a current active landfill and therefore will have an Environment Permit with the Environment Agency which should cover any potential risks to Human Health and Controlled Waters.

It is also noted that the proposals are likely to represent EIA development, therefore a section regarding hydrological risks should be included in the EIA screening report.

### **Noise**

There is the potential that the restoration and importation of waste at this location may cause a noise disturbance at the nearby residential receptors at both Conesby House Farm and the village of Dragonby.

Should a future planning application be submitted this department would expect a noise impact assessment to be submitted.

The Noise Impact Assessment shall be carried out with reference to:

- *National Planning Policy Framework*
- *National Planning Practice Guidance*
- *BS 4142:2014 + A1:2019 Methods for rating and assessing industrial and commercial sound.*
- *World Health Organisation Environmental Noise Guidelines for the European Region 2018*
- *World Health Organisation Guidelines for Community Noise (1999)*
- *BS5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise.*
- *BS7445-2:1991, ISO1996-2:1987 Description of environmental noise. Part 2: Guide to acquisition of data pertinent to land use.*

The Assessment shall provide details of existing background noise levels, likely noise sources from the proposed development which will impact upon sensitive receptors, mitigation methods to be employed and the resulting predicted level of noise at sensitive locations.

### **Air Quality**

This department would expect to see an assessment of the impacts on local air quality in relation to the increased vehicle movements to and from site. This should be undertaken in accordance with the IAQM/EPUK 'Land-Use Planning & Development Control: Planning For Air Quality (2017).'

### **Odour**

The proposal to import and infill with waste material has the potential to cause adverse odours, dependant on the nature of the material. This must be fully considered with any future planning application and this department would expect an assessment to be undertaken in accordance with the IAQM 'Guidance on the assessment of odour for planning (2018).'

### **Construction**

To prevent local residents and other sensitive receptors being affected during the construction of the proposed development, this department recommends the inclusion of the following condition:

#### **1. Working hours condition:**

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 08:00 to 18:00hrs Monday to Friday.
- 08:00 to 13:00hrs Saturday.

- No construction, demolition or site clearance operations on Sundays or public holidays.
- HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.
- Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

## **2. Construction Environmental Management Plan**

No stage of the development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

Noise and vibration: The CEMP shall set out the particulars of –

- a) the works, and the method by which they are to be carried out;
- b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures

Light: The CEMP shall set out the particulars of –

- a) Specified locations for contractors' compounds and materials storage areas,
- b) Areas where lighting will be required for health and safety purposes,
- c) Location of potential temporary floodlights,
- d) Identification of sensitive receptors likely to be impacted upon by light nuisance,
- e) Proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of –

- a) Site dust monitoring, recording and complaint investigation procedures
- b) Identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied
- c) Provision of water to the site
- d) Dust mitigation techniques at all stages of development

- e) Prevention of dust trackout
- f) Communication with residents and other receptors
- g) A commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority
- h) A no burning of waste policy

*Reason: To protect residential amenity*

### Environmental Permit

The importation and receipt of waste will require an Environmental Permit from the Environment Agency. It is strongly recommended that their views are sought in relation to this pre-application enquiry.