

**Enquiry number: PDE/2026/7**  
(please quote in all correspondence)

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**Application no:** PDE/2026/7

**Proposal:** Proposed erection of an electricity substation

**Location:** Manton Quarry, Manton, North Lincolnshire

**Applicant:** Ashcroft Lincolnshire Ltd

**Officer:** Emily Sturdy

**Legislation:**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

**Assessment:**

This is an active quarry site; they are proposing to erect an electricity substation to provide power to the existing mineral processing plant. It has an approximate height of 3 metres and a floor space of 16 metres squared.

In regard to the proposal to erect an electricity substation Part 17, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is relevant. This relates to extensions, alterations etc ancillary to mining operations. Therefore, an assessment of the proposals against the criteria set out within Part 17, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is required.

(a) in relation to land at an underground mine—

(i) on land which is not an approved site; or

(ii) on land to which the description in paragraph N.2(1)(b) of this Part applies, unless a plan of that land was deposited with the mineral planning authority **M1** before 5th June 1989;

(b) if the principal purpose of the development would be any purpose other than—

(i) purposes in connection with the winning and working of minerals at that mine or of minerals brought to the surface at that mine; or

(ii) the treatment, storage or removal from the mine of such minerals or waste materials derived from them;

(c) if the external appearance of the mine would be materially affected;

(d) if the height of any building, plant or machinery which is not in an excavation would exceed—

(i) 15 metres above ground level; or

(ii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,

whichever is the greater;

(e) if the height of any building, plant or machinery in an excavation would exceed—

(i) 15 metres above the excavated ground level; or

(ii) 15 metres above the lowest point of the unexcavated ground immediately adjacent to the excavation; or

(iii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,

whichever is the greatest;

(f) if any building erected (other than a replacement building) would have a floor space exceeding 1,000 square metres; or

(g) if the cubic content of any replaced, extended or altered building would exceed by more than 25% the cubic content of the building replaced, extended or altered or the floor space would exceed by more than 1,000 square metres the floor space of that building.

## **Condition**

**A.2** Development is permitted by Class A subject to the condition that before the end of the period of 24 months from the date when the mining operations have permanently ceased, or any longer period which the mineral planning authority agree in writing—

(a)all buildings, plant and machinery permitted by Class A are removed from the land unless the mineral planning authority have otherwise agreed in writing; and

(b)the land is restored, so far as is practicable, to its condition before the development took place, or restored to such condition as may have been agreed in writing between the mineral planning authority and the developer.

Having considered all the relevant information for the proposal to erect an electricity substation, it is considered to comply with all criteria within Part 17, Class A of the GPDO. **Therefore, formal planning permission is not required.**

Yours faithfully,



Emily Sturdy  
Senior Planning Officer

Please be aware that these are the views of the officer at the time of writing with the information in hand and do not reflect the views of the wider authority.

**Enquiry no:** PDE/2026/7

**Proposal:** Proposed erection of an electricity substation

**Location:** Manton Quarry, Manton, North Lincolnshire

**Applicant:** Ashcourt Lincolnshire Ltd

**Officer:** Emily Sturdy

### **Proposal**

This is an active quarry site; they are proposing to erect an electricity substation to provide power to the existing mineral processing plant. It has an approximate height of 3 metres and a floor space of 16 metres squared.

### **Planning history**

**Reference:** PA/1997/1527

**Proposal:** For determination of conditions for mineral site mining site limestone.

**Decision:** Approve with Conditions

**Reference:** 7/1998/0110

**Proposal:** Construct a coated roadstone plant for the manufacture and construction of coated roadstone.

**Decision:** Approve with Conditions

**Reference:** MIN/2016/556

**Proposal:** Application for the Determination of Conditions to Which a Mining Site is to be Subject. First Periodic Review of Mineral Planning Permission at Manton Quarry (original planning reference GB/99/71, previously subject to Initial Review under reference number 1997/1527).

**Decision:** Approve with Conditions

**Reference:** PA/2025/1174

**Proposal:** Planning permission for construction of a staff and visitor car park, overflow car park, and internal access road, for use in connection with the on-going quarrying operations

**Decision:** Not yet decided

### **Legislation**

In regard to the proposal to erect an electricity substation Part 17, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is relevant. This relates to extensions, alterations etc ancillary to mining operations. Therefore, an assessment of the proposals against the criteria set out within Part 17, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is required.

(a) in relation to land at an underground mine—

(i) on land which is not an approved site; or

(ii) on land to which the description in paragraph N.2(1)(b) of this Part applies, unless a plan of that land was deposited with the mineral planning authority before 5th June 1989;

(b) if the principal purpose of the development would be any purpose other than—

(i) purposes in connection with the winning and working of minerals at that mine or of minerals brought to the surface at that mine; or

(ii) the treatment, storage or removal from the mine of such minerals or waste materials derived from them;

(c) if the external appearance of the mine would be materially affected;

(d) if the height of any building, plant or machinery which is not in an excavation would exceed—

(i) 15 metres above ground level; or

(ii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,

whichever is the greater;

(e) if the height of any building, plant or machinery in an excavation would exceed—

- (i) 15 metres above the excavated ground level; or
- (ii) 15 metres above the lowest point of the unexcavated ground immediately adjacent to the excavation; or
- (iii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,  
whichever is the greatest;
- (f) if any building erected (other than a replacement building) would have a floor space exceeding 1,000 square metres; or
- (g) if the cubic content of any replaced, extended or altered building would exceed by more than 25% the cubic content of the building replaced, extended or altered or the floor space would exceed by more than 1,000 square metres the floor space of that building.

### **Condition**

**A.2** Development is permitted by Class A subject to the condition that before the end of the period of 24 months from the date when the mining operations have permanently ceased, or any longer period which the mineral planning authority agree in writing—

- (a) all buildings, plant and machinery permitted by Class A are removed from the land unless the mineral planning authority have otherwise agreed in writing; and
- (b) the land is restored, so far as is practicable, to its condition before the development took place, or restored to such condition as may have been agreed in writing between the mineral planning authority and the developer.

### **Assessment**

In regard to the proposal to erect an electricity substation, Part 17, Class A are taken in turn below;

- (a) **it is not** in relation to land at an underground mine—
  - (i) **it is not** on land which is not an approved site; or
  - (ii) on land to which the description in paragraph N.2(1)(b) of this Part applies, unless a plan of that land was deposited with the mineral planning authority before 5th June 1989;
- (b) if the principal purpose of the development **would** be any purpose other than—

(i) purposes in connection with the winning and working of minerals at that mine or of minerals brought to the surface at that mine; or

**(ii) the treatment, storage or removal from the mine of such minerals or waste materials derived from them;**

(c) the external appearance of the mine **would not** be materially affected;

(d) the height of any building, plant or machinery which is not in an excavation **would not** exceed—

(i) 15 metres above ground level; or

(ii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,

whichever is the greater;

(e) if the height of any building, plant or machinery in an excavation would exceed— **not relevant**

(i) 15 metres above the excavated ground level; or

(ii) 15 metres above the lowest point of the unexcavated ground immediately adjacent to the excavation; or

(iii) the height of the building, plant or machinery, if any, which is being rearranged, replaced or repaired or otherwise altered,

whichever is the greatest;

(f) if any building erected (other than a replacement building) **would not** have a floor space exceeding 1,000 square metres; or

(g) if the cubic content of any replaced, extended or altered building **would not** exceed by more than 25% the cubic content of the building replaced, extended or altered or the floor space would exceed by more than 1,000 square metres the floor space of that building.

## **Condition**

**A.2** Development is permitted by Class A subject to the condition that before the end of the period of 24 months from the date when the mining operations have permanently ceased, or any longer period which the mineral planning authority agree in writing—

(a) all buildings, plant and machinery permitted by Class A are removed from the land unless the mineral planning authority have otherwise agreed in writing; and

(b)the land is restored, so far as is practicable, to its condition before the development took place, or restored to such condition as may have been agreed in writing between the mineral planning authority and the developer.

### **Conclusion**

Having considered all the relevant information for the proposal to erect an electricity substation, it is considered to comply with all criteria within Part 17, Class A of the GPDO. **Therefore, formal planning permission is not required.**