Monitoring of Mineral Planning Permissions
Report for South Crofty Mine,
Dudnance Lane, Pool, Redruth, TR15 3QT
3rd November 2015

Report Summary           No. of Conditions

Development was not considered to be compliant with the condition at the time of the site monitoring visit. Furthermore it was considered that there is an urgent need to remedy this breach due to the potential risk and/or consequences to the environment or amenity. It is considered that steps should be undertaken without further delay to remedy this breach. Appropriate enforcement action is considered likely to be expedient should non-compliance with this condition continue.

Development was not considered to be compliant with the condition at the time of the site monitoring visit and/or there are outstanding matters which remain to be resolved at this time by the operator or this Authority. Any continued non-compliance or breach of this condition may result in the instigation of enforcement action.

Development was considered to be compliant with the relevant planning condition at the time of the site monitoring visit although some minor works may be required.
1. Introduction

This report is a document produced by Cornwall Council’s Planning Enforcement Team. It relates to a site visit to monitor compliance with a planning permission and legal agreement for a minerals / waste site under relevant requirements of the Planning and Compulsory Purchase Act 2004.\(^1\)

Disclaimer

It should be noted that apparent compliance with any condition at the time of a site visit by this Authority does not preclude the Authority from instigating enforcement action where any activity being undertaken is subsequently considered to be in breach of a condition or presents a risk of damage or disturbance to the environment or amenity. Any additional site visit required as a result of non-compliance with a planning condition may result in an additional site monitoring fee being levied.

Traffic Lights

For ease of reference the Authority has adopted a ‘traffic light’ system to illustrate the level of compliance with each requisite planning condition. The colour coding is based on the following criteria;

- **Green**: development was considered to be compliant with the relevant planning condition at the time of the site monitoring visit although some minor works may be required.

- **Amber**: development was not considered to be compliant with the condition at the time of the site monitoring visit and/or there are outstanding matters which remain to be resolved at this time by the operator or this Authority. Any continued non-compliance or breach of this condition may result in the instigation of enforcement action.

- **Red**: development was not considered to be compliant with the condition at the time of the site monitoring visit. Furthermore it was considered that there is an urgent need to remedy this breach due to the potential risk and/or consequences to the environment or amenity. It is considered that steps should be undertaken without further delay to remedy this breach. Appropriate enforcement action is considered likely to be expedient should non-compliance with this condition continue.

\(^{1}\) The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2006 came into force on 6th April 2006. These Regulations are made under Section 303 of the Town and Country Planning Act 1990, as amended by Section 53 of the Planning and Compulsory Purchase Act 2004.
2. Details of Site Monitoring Visit

**Site Name and Address:**  South Crofty Mine, Dudnance Lane, Pool, Redruth, TR15 3QT

**Operator:**  Site managed by Western United Mines Ltd (WUM) on behalf of the Administrators: David Tann, John Kirkpatrick and Keith Stevens of Wilkins Kennedy LLP.

**Site Status:**  Inactive:

In email dated 28.06.2013, WUM issued a statement confirming they had entered into administration and the mine has been placed under a ‘care and maintenance’ scheme which allows for the necessary safety inspections to be carried out to protect the asset (the mine). The Local Planning Authority considers that no substantive extraction or processing activities are being undertaken and as of a monitoring visit on 27.11.2013 identified a ‘cessation of winning and working’ of minerals prior to the completion of the approved working scheme. The Local Planning Authority notes this may be a temporary cessation which is subject to funding from potential investors. Further details are outlined in Condition 50 of CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006 and Condition 33 of PA10/05145 dated 07.01.2013.

**Legal Agreement(s):**  PA10/04564 Restoration – S106 agreement signed 21.10.2011

**Type of Visit:**  Announced (no charge - WUM is in Administration)

**Visiting Officer/s:**  Mrs Stephanie Carlyon, Development Officer, Cornwall Council

**Date of Visit:**  03.11.2015

**Time on Site:**  10.30

**Time off Site:**  11.45

**Attendees:**  Mr Kevin Williams - Western United Mines Ltd.

**Weather:**  Sunny, dry, light winds

**Ground Conditions:**  Dry

**Report Author:**  Mrs Stephanie Carlyon, Development Officer, Cornwall Council

**Planning Permission(s) Monitored:**  (see maps on page 5)

**CC/K/PA06/01298/CCC [K22.Env]** dated 13.09.2006. Review of Mineral Planning Permissions (ROMP) for South Crofty Mine, Pool, Redruth.  *Please note the underground provisions of this permission have been superseded by PA10/05145 dated 13.09.2006.*

**PA10/05145** dated 07.01.2013. Proposed consolidation and extension of planning permission for underground winning and working of minerals.

Other relevant planning permissions not monitored during this visit:

**PA10/04564 dated 03.11.2011.** The proposed modernisation of South Crofty Mine to allow continuation of winning and working of minerals by relocation to land surrounding the Tuckingmill Decline and by erection of buildings, plant and works for ore processing, ancillary processes, associated operations and deliveries, comprising:- Main Processing Plant Building also containing associated engineering works for additional accesses to underground mine, HSE Stores, Aggregate Store, Electricity Substation, Fuel Storage, Tailings Treatment, Emergency Tailings Store, Ancillary Buildings (high density thickeners, security, pumped gas compound, offices, changing rooms, stores, archive, vehicle and plant maintenance, storage containers), Earth Works, Mine shaft ventilation caps, Surface water management, Water Treatment Plant, Access Roads, Car park areas, weighbridge and wheel washes, aggregate screening and stockpiling area minewater storage, loading ramp, chemical silo's, bottled gas compound, offices, changing rooms, stores, archive, vehicle and plant maintenance, storage containers), Earth Works, Mine shaft ventilation caps, Surface water management, Water Treatment Plant, Access Roads, Car park areas, weighbridge and wheel washes, aggregate screening and stockpiling area | South Crofty Mine Dudnance Lane Pool Redruth Cornwall TR15 3QT.  *Decision notice PA10/04564 was issued on 03.11.2011 but has not yet been implemented. The requirements of conditions 6, 7, 8, 9, 10, 11 and 12 must be discharged prior to commencement of construction otherwise the planning permission may be invalidated. This development should be implemented by 03.11.2016 otherwise this permission will expire.*
Other planning history to note:

**PA14/03655/PREAPP** - Pre application advice for superstore and filling station. Advice given 06.01.2015.


**PA14/01511/PREAPP** - Pre-application advice for revised proposals to approval PA12/04644 substituting further housing for the care home and revising layout to improve gardens provision. Advice given on 10.06.2014.

**PA14/01099/PREAPP** - Pre-application advice for affordable housing led development. Validated: 25.03.014 Status: Pending Consideration.

**PA13/11683 dated 17.01.2014**. Application for Non Material Amendment to PA12/04644 for proposed residential development comprising 107 dwelling units and a Care Home; namely changes to wording for Condition 9 and Condition 16.

**PA12/10519 dated 12.02.2013**. REQUEST FOR SCREENING OPINION Only. Proposed demolition of buildings, site clearance and levelling on land at Maynes, Dudnance Lane, Camborne. Proposed development not considered to be an EIA development. A marginal part of this area falls within the northern part of the surface area of permission CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006.

**PA12/10512 dated 12.02.2013**. REQUEST FOR SCREENING OPINION ONLY. Proposed demolition of buildings, site clearance and levelling on land to south of South Crofty, Dudnance lane, Camborne. Proposed development not considered to be an EIA development.

**PA12/04644 dated 09.10.2013**. Proposed residential development comprising 107 dwelling units and a Care Home. Part of this area falls within the northern region of surface area of permission CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006.


**W2/PA09/01295/F dated 26.01.2010**. Construction a new highway between Dolcoath Avenue and Dudnance Lane and to undertake highway works (and highway modification and improvement works) on Dudnance Lane, Chapel Road, Dolcoath Road, Dolcoath Avenue and adjacent side road.

**W2/PA95/H0137 dated 15.05.1996**. Listed Building Consent for re-pointing and alterations to premises, demolition and rebuilding chimney and attachment of a name plate at Chappels Whim Engine House Cooks Kitchen South Crofty Brea Cornwall TR15 3QU.
Permissions superseded by CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2013:

3069/W dated 07.04.1952.  The continued working of South Crofty Mine for purposes of tin mining, and tin ore dressing and ancillary processes.

3988/W dated 07.07.1953.  The winning of tin, wolfram, arsenic etc by underground working.

12659/W dated 21.03.1961.  The underground winning and working of tin.

21856/W dated 23.03.1965.  The underground winning and working of tin.

25371/W dated 29.11.1965.  The erection of office and store extension to office.


29953/W dated 26.03.1968.  The removal of waste dumps.

30101/W dated 29.04.1968.  The erection of extensions to Miner’s Change House.

33413/W dated 22.07.1969.  The erection of winder house and headgear for tin mine.


2/32/88/00637/F dated 02.08.1988.  Siting of four explosives magazines and associated works.
AERIAL PHOTOGRAPHS

UNDER GROUND AREA

Aerial photograph showing the former underground area provided by the 2006 ROMP (dashed orange area), which has been superseded by the new extended underground permission area (solid red line).

OVER GROUND

Aerial photograph showing the current surface permission area provided for by the 2006 ROMP (dashed red line) and the new surface permission area ref PA10/04564 (shown by the dashed yellow line).
Aerial photograph showing land superseded by non-mineral related developments

Aerial photograph showing the ROMP surface permission area (ref CC/K/PA06/01298/CPC [K22.Env] dated 13.09.2013- dashed red line) and the new surface area which has not yet been implemented (ref PA10/05145 dated 07.01.2013-dashed yellow line). The area hatched blue has been superseded by a new housing development (PA12/04644 dated 09.10.2013) and the area hatched orange has been superseded by a new link road (W2/PA09/01295/F dated 26.01.2015).
Compliance with Planning Conditions

Review of Mineral Planning Permissions (ROMP) for South Crofty Mine, Pool, Redruth.

Note: This permission is applicable to the surface area only. The underground area has been superseded by PA10/05145 dated 07.01.2013.

Condition Number and Description
Condition 1. Time Limit

Permission no 2/27/84/01204 (dated 31/1/85) shall not be valid after 31st January 2045. The remaining permissions listed above shall not be valid after 21st February 2042. Unless a further planning permission (or permissions) has/have been granted for a continuation of operations beyond these periods, all operations and uses approved by these permissions shall be discontinued on or before the relevant dates and all plant, machinery and buildings no longer required in connection with the development hereby approved and not scheduled for retention shall be removed from the site and the land shall be restored in accordance with the further conditions below.

Notes Following Visit
This condition identifies permission 2/27/84/01204 (dated 31/1/85) will expire on 31.01.2045 and all other permissions will expire 21.02.2042. The next review of mineral permissions (RoMP) is identified as 13.09.2021, unless otherwise agreed by the Local Planning Authority.

Please note that the underground permissions identified in the 2006 ROMP have since been superseded by the new underground permission (ref PA10/05145 dated 07.01.2013), which identifies an expiry date of 30.06.2071.
Condition Number and Description
Condition 2. Extent of Permission and Scope of Conditions

These conditions relate to the Mineral Site (hereafter referred to as the site) edged purple on Drawing No. SD.2 rev B and concern the following:
(i) the winning and working of tin, wolfram, arsenic and associated minerals by underground mining in the areas diagonally hatched on the abovementioned drawing;
(ii) the development of surface operations ancillary to mining in the areas edged orange on the abovementioned drawing, namely:
   a) the New Cooks Kitchen Site, Dudnance Lane, Pool for ore raising, mineral processing, aggregates reclaim and other processes ancillary to mining
   b) the Roskear Shaft Site for access/ventilation purposes
   c) the Taylors Shaft Site for access/ventilation purposes;
(iii) the development of surface operations at or the use of other shafts (apart from the Taylors and Roskear Shafts) for access/ventilation purposes necessary for and ancillary to mining operations with the prior written approval of the MPA.

Notes Following Visit
(i) The underground developments provided for by this permission have since been superseded by permission PA10/015145 dated 07.01.2013.

(ii) The area edged orange identifies the 2006 ROMP surface permission area. Since this approval, a further planning permission has been approved (ref PA10/04564 dated 03.11.2011), providing for the relocation and redevelopment of the surface operations to land to the south. The 2011 permission has not yet been implemented so the surface provisions of the 2006 ROMP remain extant at this time.

(a) The requirements of part (a) have been superseded by Condition 13 of the new underground permission PA10/015145 dated 07.01.2013. Condition 13 prohibits the use of New Cooks Kitchen Shaft for the raising of ore, waste development rock or aggregates and requires all ore, waste development rock and aggregates to be brought to the surface via the Tuckingmill Decline and any new portals emerging within the proposed new Mill/Processing Buildings.

(b), (c) and (iii) The requirement of (b), (c) and (iii) has been superseded by Condition 3 of the new underground permission PA10/05145 dated 07.01.2013.
Condition Number and Description
Condition 3. Extent of the Development

The development shall be carried out in strict accordance with the following drawings:-

SD.1 Location Map
SD.2 rev B Boundary of Mineral Site and location of abovementioned surface areas
ROMP 2 Adit system (see below)
Surface /1 Site Plan - Existing Layout
Surface /2 Site Plan - Construction/Remediation Phase
Surface /3 Site Plan - Operational Phase
Surface /4/A Site Plan - Decommissioning Phase [as amended to reflect the provisions of Condition no. 50]
SS/01/01/A Topographic Survey (amended to highlight spot heights within the aggregates reclaim area)

[For the avoidance of doubt, whilst Drawing no ROMP 2 identifies numerous shafts both named and unnamed, the use of any shaft for purposes ancillary to mining operations at South Crofty Mine shall only be in accordance with the provisions of Condition Nos. 2(ii) and 2(iii)].

Notes Following Visit

SD.1 - Identifies the location of South Crofty.

SD.2 rev B - The underground area shown in purple on SD.2 rev B has since been superseded by the extended underground mineral area provided for in PA10/015145 dated 07.01.2013.

The area edged orange identifies the approved surface area. A newer surface PA10/04564 was approved on 03.11.2011 and provides for the relocation of the surface operations. The 2011 surface permission has not been implemented so the 2006 RoMP surface permission area shown in orange on SD.2 rev B remains extant.

ROMP 2 – Identifies the location of adits and shafts.

Surface/1 – Identifies the existing surface arrangements at the time the ROMP was approved. Since this time, a large area in the north of the 2006 surface area has been superseded by two planning permissions to build a new link road and a housing development. Under the approved developments for the new link road, the former processing plant and conveyors occupying this area have been demolished and ground clearance works have been undertaken. The old mill area, administration buildings and other buildings have been vacated and will be demolished as part of the planning permission for the new housing development.

As WUM continue to remain under administration there is no substantive extraction or processing activities underway. Due to the clearance and redevelopments in the north of the site the office/welfare facilities are now based in the miner’s changehouse.

Surface/2, Surface /3, Surface 4/A and SS/01/01/A – these plans identify the proposed surface arrangements for the ROMP permission. However, in light of the clearance of the buildings and redevelopment of the site in the north the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. A newer surface permission ref PA10/04564 was approved on 03.11.2011 providing for the relocation of the surface operations to land to the south but this permission has not yet been implemented. In the meantime should the Operator require any new structures or erections within the ROMP area which do not accord with the approved drawings listed in this condition or on 'Drawing 5064006 A/L/ (90) /11 Rev P3 - Features to be retained’ (approved under Condition 4 of PA10/05145 dated 07.01.2013) then approval should be sought to vary the approved drawings.
**Condition Number and Description**

**Condition 4. Matters for approval by the MPA prior to construction or other works/uses commencing**

Prior to the commencement of each elements of the construction works identified on Drawing No. Surface /2 or of any authorised works or use of any of the shafts pursuant to Condition Nos. 2(ii) and 2(iii), unless otherwise agreed in writing by the MPA, the operators shall have submitted to and had approved in writing by the MPA details of any such works or use including new structures/plant to be erected/installed (including ventilation fans) precise locations, means of access, dimensions, surface finishes and details relating to noise suppression measures. Any structures erected shall be constructed in accordance with the approved details and shall be maintained for the duration of the consent or removed if no longer required for the approved purpose within a timescale to be agreed in writing by the MPA. Any use shall be in accordance with details approved in writing by the MPA.

**Notes Following Visit**

Construction has not commenced and in light of the redevelopment of the northern area of the ROMP permission the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. Should the Operator which to undertake the elements of construction shown on Drawing No. Surface /2 for the ROMP areas which remain in their ownership then the requirements of this condition will need to fulfilled for those areas.

The requirements to submit details in respect of the use or works to any shafts have been superseded by the requirements of Condition 3 and Condition 9 of the new underground permission.

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**Condition Number and Description**

**Condition 5. Matters for approval by the MPA prior to construction works commencing Protection of Historical Interests**

Prior to the commencement of any of the construction works identified on Drawing No. Surface /2 or any authorised works at any of the shafts that may be developed pursuant to Condition no 2 (ii) and 2 (iii), unless otherwise agreed in writing by the MPA, the operators shall have secured and implemented a programme of archaeological work in accordance with a Written Scheme of Investigation that shall have been submitted to and been approved in writing by the MPA.

**Notes Following Visit**

Construction has not commenced and in light of the redevelopment of the northern area of the ROMP permission the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. Should the Operator which to undertake the elements of construction shown on Drawing No. Surface /2 for the ROMP areas which remain in their ownership then the requirements of this condition will need to fulfilled for those areas.

The requirements to submit details in respect of the use or works to any shafts have been superseded by the requirements of Condition 3 and Condition 9 of the new underground permission.
Condition Number and Description
Condition 6. Matters for approval by the MPA prior to construction works commencing- Dust Control/Monitoring

Prior to the commencement of any of the construction works identified on Drawing No. Surface /2, the operators shall have submitted to and had approved in writing by the MPA a scheme and programme of measures for the suppression of dust and for monitoring dust emissions. The scheme shall include inter alia:-
(i) pre-construction baseline monitoring, the establishment of monitoring stations and reporting mechanisms, identification of key trigger levels and actions to be taken if such levels are reached and the provision of annual monitoring reports.
(ii) the suppression of dust from stockpiles, aggregates processing and dust caused by the moving and storage of soil, aggregate and concentrate around the site and from vehicle movements in general on the haul roads. Following completion of the construction phase all such roads shall be metalled in accordance with details to be agreed in writing by the MPA.

The scheme shall be completed in accordance with the approved details.

Notes Following Visit
Construction has not commenced and in light of the redevelopment of the northern area of the ROMP permission the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. Should the Operator which to undertake the elements of construction shown on Drawing No. Surface /2 for the ROMP areas which remain in their ownership then the requirements of this condition will need to fulfilled for those areas.

Condition Number and Description
Condition 7. Matters for approval by the MPA prior to construction works commencing Contaminated Land

Prior to the commencement of any of the construction works identified on Drawing No. Surface /2, the operators shall have undertaken ground investigations to determine the extent, if any, of ground contamination. Should areas of contamination be identified, the operators shall undertake appropriate remediation measures in accordance with details to be agreed in writing by the MPA.

Notes Following Visit
Construction has not commenced and in light of the redevelopment of the northern area of the ROMP permission the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. Should the Operator which to undertake the elements of construction shown on Drawing No. Surface /2 for the ROMP areas which remain in their ownership then the requirements of this condition will need to fulfilled for those areas.

The requirements to submit details in respect of the use or works to any shafts have been superseded by the requirements of Condition 3 and Condition 9 of the new underground permission.
Condition Number and Description
Condition 8. Matters for agreement with the MPA prior to construction works commencing Surface Water Drainage/Flood Relief Contingency/Pollution Control

Prior to the commencement of any of the construction works identified on Drawing No. Surface /2, the operators shall have submitted and had approved in writing by the MPA schemes for flood relief contingency, surface water drainage and for pollution control including identifying and controlling potential pollution pathways to shallow or perched groundwater.

Notes Following Visit
Construction has not commenced and in light of the redevelopment of the northern area of the ROMP permission the surface arrangements identified on Drawing No. Surface /2 can no longer be constructed in full. Should the Operator which to undertake the elements of construction shown on Drawing No. Surface /2 for the ROMP areas which remain in their ownership then the requirements of this condition will need to fulfilled.

The requirements to submit details in respect of the use or works to any shafts have been superseded by the requirements of Condition 3 and Condition 9 of the new underground permission.

Condition Number and Description
Condition 9. Matters for approval by the MPA prior to commencement of pumping

Prior to the commencement of water pumping operations at the site, should testing and analysis indicate that the mine water quality be such that it requires treatment, the operators shall have constructed and commissioned a mine water treatment plant in accordance with details to be agreed in writing by the MPA. Such details shall include the dimensions and surface finishes of the new plant and of the particular treatment process. Unless otherwise agreed in writing by the MPA, the location of the water treatment plant shall be in the area indicated on Drawing No. Surface /2 and all water pumped from the mine workings and from the mineral processing operations if required shall be subject to treatment by this plant prior to discharge from the site. Any residues arising from water treatment processes may be exported from the site in accordance with details to be agreed in writing with the MPA.

Notes Following Visit
This condition has been superseded by the requirements of Condition 7 on the new underground permission.

Condition Number and Description
Condition 10. Matters for approval by the MPA prior to resumption of mineral processing at the site

Prior to the resumption of mineral processing at the site the operators shall have submitted to and had approved in writing by the MPA a scheme for refurbishment of existing buildings including details of cladding, surface finishes, noise and dust attenuation. The buildings shall be refurbished in accordance with the approved scheme prior to mineral processing taking place at the site.

Notes Following Visit
Mineral processing has not been resumed at the mine and the former processing plant has since been demolished as part of the development of the new link road and housing scheme. The former mill buildings, administration buildings and engineering workshops have been vacated in preparation for the next demolition phase.

A new surface permission (ref PA10/04564 dated 03.112011) provides for the relocation and development of new surface operations closer to the Tuckingmill Decline. This planning permission has not yet been implemented.
Prior to the resumption of mineral processing at the site the operators shall have submitted to and had approved in writing by the MPA a scheme detailing the disposal and management of mine tailings. The scheme shall include details of locations for disposal, for any temporary storage as may be required along with dust and effluent control measures, as well as measures for the storage, control and treatment of any liquor from mine tailings. Unless otherwise agreed in writing by the MPA there shall be no export of tailings from the site by road or disposal at surface, with the exception of any tailings being transported to any temporary storage facility as may be approved in writing by the MPA.

**Notes Following Visit**
Mineral processing has not been resumed at the mine and the former processing plant has since been demolished as part of the development of the new link road and housing scheme. The former mill buildings, administration buildings and engineering workshops have been vacated prior to demolition. The requirements of this condition have been superseded by Condition 11 of the new underground permission.

**Condition Number and Description**
Condition 12. Matters for approval by the MPA prior to resumption of mineral processing at the site

There shall be no backfilling of mine workings with tailings except temporary backfilling for test work and analysis (only with the prior written approval of the MPA), until the leaching potential of the materials to be used in the backfilling process has been assessed by the operators in regard to the suitability of the material and any necessary control measures. The operators shall submit the assessment to the MPA and no such backfilling shall be undertaken without the prior written approval of the MPA.

**Notes Following Visit**
This condition has been superseded by Condition 12 of the new underground permission.

**Condition Number and Description**
Condition 13. Liaison Group

The operators shall be responsible for convening regular Local Liaison Group meetings in accordance with details to be agreed in writing by the MPA. The details shall include the constitution of the Group and frequency of meetings.

**Notes Following Visit**
See Condition 5 on the new underground permission.

**Condition Number and Description**
Condition 14. Working programme

Prior to the commencement of mine production the operators shall have provided to the MPA details in writing of the proposals forecast for mineral extraction and tailings disposal scheduled for the first two years of mineral extraction. Thereafter the operators shall provide the MPA with an updated mineral extraction/tailings disposal programme at intervals not exceeding two years in accordance with details to be agreed in writing with the MPA.

**Notes Following Visit**
This condition has been superseded by Condition 10 of the new underground permission.
**Condition Number and Description**  
**Condition 15. Working Programme**

All ventilation fans shall be sited in accordance with details to be agreed in writing by the MPA.

**Notes Following Visit**
Changes to the location and design of the fans/ducts at Robinson’s Shaft are thought to have been approved under the separate planning permissions for the redevelopment at the Heartlands site.

During 2010 a ventilation fan was installed within the existing surface development of Middle Engine Shaft and was permitted under Condition 3 of PA10/05145 dated 07.01.2013.

**Condition Number and Description**  
**Condition 16. Working Programme**

All ore shall be brought to surface using the New Cooks Kitchen Shaft with waste and mine development rock being brought to the surface using the Tuckingmill Decline. The Tuckingmill Decline Portal shall not be used for the transport of ore above ground to the processing plant without the prior written approval of the MPA.

**Notes Following Visit**
No extraction or processing is underway and no ore is being raised to the surface. This aspect of this condition has been superseded by Condition 13 of the new underground permission. Condition 13 prohibits the use of New Cooks Kitchen Shaft for the raising of ore, waste development rock or aggregates and requires all ore, waste development rock and aggregates to be brought to the surface via the Tuckingmill Decline and any new portals emerging within the proposed new Mill/Processing Buildings.

**Condition Number and Description**  
**Condition 17. Protection of the Surface**

No underground tunnelling or excavation works shall take place within 20 metres of the ground surface where the ground surface has not been developed or within 40 metres of the ground surface where developments have been constructed unless otherwise agreed in writing by the MPA. The provisions of this condition shall not apply to excavations/foundation work associated with building construction associated with the mining operations hereby approved.

**Notes Following Visit**
This condition has been superseded by Condition 14 of the new underground permission.

**Condition Number and Description**  
**Condition 18. Tuckingmill Decline**

Any works that take place on the surface in connection with the continued construction of the Tuckingmill Decline (i.e. use of the Portal by construction vehicles / plant / operatives etc.) shall be confined to between 0800 and 1830 hours Mondays to Fridays and between 0800 and 1300 hours on Saturdays. There shall be no such work carried out on Sundays, Bank or Public Holidays.

**Notes Following Visit**
There are no construction works taking place on the Tuckingmill Decline.

**Condition Number and Description**  
**Condition 19. Aggregates Reclaim Area**

The aggregates reclaim area shall be confined to the area diagonally hatched yellow on Drawing No. Surface /2. and edged yellow on Drawing No SS/01/01/A.

**Notes Following Visit**
The aggregates reclaim area is confined to the approved area.
**Condition Number and Description**

**Condition 20. Bunding**

Unless otherwise agreed in writing by the MPA, within 12 months from the date of the commencement of the construction phase indicated on Drawing No. Surface/2 (this date be supplied in writing to the MPA by the operators within 7 days for such works commencing), the operators shall have fully constructed the bund cross hatched blue on Drawing No. Surface /2 in accordance with details to be agreed in writing by the MPA. The details shall include precise areas of bunds, the height/width, and slope angles of the bund and surface treatments including tree planting on the outer face.

**Notes Following Visit**

The construction phase indicated on drawing No. Surface /2 has not commenced and the details of the bund have not been submitted.

**Condition Number and Description**

**Condition 21. Aggregates Reclaim Area Processing Plant Location**

Unless otherwise agreed in writing by the MPA, the location of processing plant associated with the aggregates reclaim area shall be as indicated on Drawing No. Surface /2.

**Notes Following Visit**

The aggregates reclaim processing plant is sited within the approved area.

**Condition Number and Description**

**Condition 22. Stockpiling**

Unless otherwise agreed in writing by the MPA, the area for stockpiling of aggregates in the reclaim area shall be confined to the area edged yellow on Drawing No.SS/01/01/A. The operators shall ensure that at no time shall the height of any stockpile in the abovementioned area exceed 7 metres above the existing Ordnance Datum levels within the approved stockpiling area indicated on the abovementioned plan. The mill discharge stockpile shall be managed in accordance with details to be agreed in writing by the MPA.

**Notes Following Visit**

The aggregate stockpiles in the reclaim area are within the permitted area on Drawing No. SS/01/01/A and less than 7 metres above existing datum levels. There is no mill discharge stockpile.

**Condition Number and Description**

**Condition 23. Amenity Protection (General)**

All practicable means shall be employed by the operators for preventing or minimising the emission of dust, smoke, or fumes and the creation of noise and vibration during the approved use of the site. The provisions of this condition shall include the installation and maintenance of effective silencers on all plant and machinery and these shall be maintained to conform to the manufacturers specification at all times.

**Notes Following Visit**

WUM has entered into Administration and the mine has been placed under a ‘care and maintenance’ scheme which allows for the necessary safety inspections to be carried out to protect the asset (the mine). No substantive extraction or processing activities are being undertaken and impacts identified in this condition are unlikely at this time.
**Condition Number and Description**
Condition 24. Working Hours (Mining and Ore Processing)

Underground mining and ore processing may be carried out on a continuous 24 hour, 7 day a week basis.

**Notes Following Visit**
No underground mining or ore processing underway at the time of the visit.

**Condition Number and Description**
Condition 25. Working hours Aggregates Reclaim Area

Unless otherwise agreed in writing by the MPA, there shall be no crushing and screening operations within the aggregates reclaim area except between the following times:
- between 0800 and 1800 hours Mondays to Fridays
- between 0800 and 1300 hours on Saturdays.
There shall be no such aggregates processing on Sundays, Bank or Public Holidays.

**Notes Following Visit**
The Local Planning Authority is not investigating any complaints about the operating hours of the aggregates reclaim area.

**Condition Number and Description**
Condition 26. Approved Hours Lorry Movements

No vehicles carrying either aggregates or metal concentrate or any other Heavy Goods Vehicle shall enter or leave the site except between the following times:-
- between 0700 and 1800 hours Mondays to Fridays
- between 0700 and 1300 hours on Saturdays.
There shall be no such vehicle movements on Sundays, Bank or Public Holidays.

**Notes Following Visit**
WUM has entered into Administration. No substantive extraction or processing activities are being undertaken and there are limited of lorry movements at this time.

**Condition Number and Description**
Condition 27. Approved Hours Construction Phase

Unless otherwise agreed in writing by the MPA, no works in connection with the construction phase of the mine, as detailed on Drawing No. Surface /2 including the formation and subsequent removal of material from bunds and soil storage areas shall be carried out on the site except between the following times:-
- between 0800 and 1800 hours Mondays to Fridays
- between 0800 and 1300 hours on Saturdays.
There shall be no construction activity on Sundays, Bank or Public Holidays.

**Notes Following Visit**
There are no works construction works underway.
**Condition Number and Description**

Condition 28.

The total noise levels arising from mining and ancillary operations at the site (i.e. the area edged purple on Drawing No. SD.2 Rev B) including noise from skip tipping and from ventilation fans shall not exceed the following:-

- between 0700 and 1900 hours the level of 45 dB(A) Leq (1 hour)
- between 1900 and 2300 hours the level of 35 dB(A) Leq (1 hour)
- between 2300 and 0700 hours the level of 30 dB(A) Leq (5 mins)

(within this period the LA max level of 36 dB(A) shall not be exceeded).

All measurements to be made freefield at a height of 2 metres at the curtilage of any dwelling.

The operators shall adopt and implement in full the principles of noise control for skip tipping set out in the Cornwall Acoustics Noise Issues Report dated 9 November 2005. Such measures shall be the subject of regular review and upgrades in respect of noise control at the request of the MPA.

**Notes Following Visit**

WUM has entered into Administration and no substantive extraction or processing activities are being undertaken.

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**Condition Number and Description**

Condition 29. Noise (Construction)

During construction, the noise levels shall not exceed the following:

- between 0800 and 1800 hours the level of 55 dB(A) Leq (1 hour)

All measurements to be made freefield at a height of 2 metres at the curtilage of any dwelling.

In regard to the above it shall be permitted that construction noise as measured at Pengellys Row may at times exceed the 55 dB(A) Leq (1 hour) but shall not be permitted to exceed the level of 62 dB(A) Leq (1 hour). The operators shall ensure that any noise measured between 55 and 62dB at properties in Pengellys Row shall be confined to the period between 0800 and 1800 hours Mondays to Fridays only and shall be limited to a period not exceeding 8 weeks in any calendar year. The operators shall keep contemporaneous records of construction activities in the vicinity of Pengellys Row to show compliance with this condition and provide written details of this at the request of the MPA.

**Notes Following Visit**

The construction phase has not commenced.

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**Condition Number and Description**

Condition 30. Noise (Construction)

Where the MPA notifies the operators that it has received a complaint or complaints about noise which is/are attributable to mining and ancillary mining operations within the site, the operators shall be required to undertake self monitoring of noise and operations to demonstrate compliance with noise control conditions in accordance with details to be agreed in writing by the MPA.

**Notes Following Visit**

The Local Planning Authority is not investigating any noise complaints.
Condition Number and Description
Condition 31. Noise (Construction) Bleepers

Within 12 months from the date of the commencement of the construction phase indicated on Drawing no Surface/2 or such longer period as may be agreed in writing by the MPA, the use of single pitched reversing bleepers on mobile site based plant and vehicles within the site shall cease. This condition does not preclude the use of alternative warning devices to secure compliance with any Health and Safety legislation. This condition applies to all movements except those involved in the conveyance of materials to and from the site, or vehicles not in the control of the operators.

Notes Following Visit
The construction phase has not commenced.

Condition Number and Description
Condition 32. Blasting

Ground vibration as a result of blasting operations at the site shall not exceed the peak particle velocity (ppv) specified below:-
between 0800 and 1800 hours a level of 6mm/sec in 95% of all blasts within a 12 month period with no individual blast exceeding 8.5mm/sec.
between 1800 and 0800 hours a level of 2mm/sec in 95% of all blasts within a 12 month period with no individual blast exceeding 4mm/sec.
The measurement to be the maximum of three mutually perpendicular directions taken at the ground surface.

Notes Following Visit
This condition has now been superseded by Condition 25 of the new underground permission.

Condition Number and Description
Condition 33. Blasting Complaints

In the event of a complaint or complaints being received by the MPA about vibration, attributable to blasting operations within the site the operators shall monitor blasting operations in accordance with a specification to be agreed in writing by the MPA. The operators shall also undertake routine blast monitoring in accordance with details to be agreed in writing with the MPA with the results of the routine monitoring to be made available to the MPA upon request.

Notes Following Visit
This condition has been superseded by Condition 25 of the new underground permission.

Condition Number and Description
Condition 34. Lighting

The operators shall ensure that all lights/floodlights are positioned or screened so as to prevent glare or lightspill to any occupied dwelling or to users of the public highway network in the vicinity of the site.

Notes Following Visit
The Local Planning Authority is not investigating any complaints about lighting.
**Condition Number and Description**
Condition 35. Water Protection

Oil, fuel, lubricants or chemical facilities associated with the development, shall be sited in bunded areas. The capacity of the bund shall be at least 10% greater than the capacity of the storage tank, or, if more than one tank is involved, the combined capacity that shall include all fill and drawpipes and sight gauges. Hydraulically linked tanks should be regarded as a single tank. There should be no working connections outside of the bunded area.

*Notes Following Visit*
Fuels are stored in bunded or double skinned tanks. An oil trap has been installed which collects surface water running from the yard area and which retains any residual oils before discharging the cleaned water.

**Condition Number and Description**
Condition 36. Water Protection Modelling

The operators shall undertake hydrological modelling to assess appropriate management options for groundwater during operations and shall undertake regular reviews of groundwater management options in accordance with details to be agreed in writing by the MPA.

*Notes Following Visit*
The requirements of this condition have been superseded by the requirements of Condition 6 of the new underground permission.

**Condition Number and Description**
Condition 37. Access

All Heavy Goods Vehicles (HGVs) i.e. such vehicles defined as those with a gross vehicle weight of 3.5 tonnes, entering and leaving the site shall use only the Forth Kegyn access coloured yellow on Drawing No. Surface /2. The alternative access directly off Dudnance Lane and coloured pink on the abovementioned plan may be used by all vehicles except HGVs and may also be used by pedestrians. Prior to the completion of the construction phase the Dudnance Lane access shall have been developed in accordance with details to be agreed in writing by the MPA.

*Notes Following Visit*
The on-going construction works for the new link road has meant the access off Dudnance lane has been minimised. Staff vehicles are currently using the Coastline Housing access point.

**Condition Number and Description**
Condition 38. Access Dirt Transfer

The operators shall employ the best practicable means to prevent the transfer of mud, stones and other deleterious material onto the public highway. These could include as necessary the provision of wheel cleaning facilities, the details of which shall be agreed in writing with the MPA.

*Notes Following Visit*
WUM has entered into Administration. No substantive extraction or processing activities are being undertaken and the transfer of deleterious materials onto the public highway is unlikely to be linked to vehicles associated with WUM at this time.
**Condition Number and Description**

**Condition 39. Access (HGVS)**

All HGVs leaving the site laden with loose materials shall be sheeted except those only carrying stone in excess of 75mm.

**Notes Following Visit**
The Local Planning Authority is not investigating any complaints in respect of this condition.

**Condition Number and Description**

**Condition 40. Parking**

All parking within the site shall be confined to those areas identified for this purpose on Drawing No. Surface /2 in accordance with details to be agreed in writing by the MPA.

**Notes Following Visit**
Due to the redevelopment of the northern part of the surface area a number of the designated parking areas identified on Drawing No. Surface /2 are no longer available to WUM. A small number of staff cars are currently parked outside the former Miners Change room. This is not identified on Drawing No. Surface /2, but given the limited number of vehicles using this facility the Local Planning Authority does not consider this is causing a significant impact.

**Condition Number and Description**

**Condition 41. Protection of Ecological Interests**

The operators shall adopt and implement in full the Nature Conservation Management Plan set out in Section 4 of the Document titled A Revised Nature Conservation Management Plan for South Crofty Mine, Pool, Redruth, Cornwall, produced by Leppitt Associates dated June 2006. This shall include the adoption of an Ecological Watching Brief by suitable qualified experts for the duration of any construction works.

**Notes Following Visit**
No construction works have been undertaken.

**Condition Number and Description**

**Condition 42. Protection of ecological interests**

There shall be no vegetation clearance works during the bird nesting season (i.e. during the months of March to October inclusive in any year) unless the operators can demonstrate that such works will not cause damage or disturbance to nests in accordance with details to be agreed in writing by the MPA.

**Notes Following Visit**
Japanese Knotweed clearance is being undertaken by Cornwall Council.
Condition Number and Description
Condition 43. Protection of Vegetation

Trees/hedges/vegetation along the western boundary of the Dudnance Lane site i.e. the area hatched orange on Drawing No. Surface /1 shall be retained. Such vegetation shall be protected from damage for the duration of the works on the site and in the case of trees for at least five years following the completion of the approved development. In the event that any trees become damaged or otherwise affected by the approved development the MPA shall be notified forthwith and a programme of remedial action shall be submitted for written approval and thereafter be implemented as approved. Any trees/hedges/vegetation removed without the authority of the MPA or which die or become in the opinion of the MPA, seriously diseased or otherwise damaged as a result of the approved development, shall be replaced as soon as is reasonably practicable and in any case not later than the end of the first available planting season with trees/plants of such size, species and in such locations as may be approved by the MPA.

Notes Following Visit
There is no area hatched orange on Drawing No. Surface /1. The trees/hedges/vegetation along the western boundary are intact, (with the exception of areas which have been cleared in association with the planning permission approved for the construction of the new link road.

Condition Number and Description
Condition 44. Parking Area Near Listed Buildings

Prior to any works associated with the construction of the parking areas edged green on Drawing No. Surface/2 the operators shall have submitted to and had approved in writing by the MPA a landscaping scheme to provide screening of the parking area in order to minimise impacts of the setting of the Listed Buildings in the area.

Notes Following Visit
No works relating to the parking areas have been undertaken.

Condition Number and Description
Condition 45. Control of Noxious Weeds

During the operation of the site and the aftercare period referred to below, noxious weeds, in particular Ragwort and Japanese Knotweed, shall not be allowed to colonise the site. Recognised control measures shall be implemented as soon as is practicable following initial infestation and shall be continued until clearance has been achieved.

Notes Following Visit
During November 2012, the site was remediated for Knotweed under a Council controlled scheme as part of the redevelopment of the site. The Operator has indicated that Knotweed regrowth is evident in these areas and that they have informed Cormac during their regular liaison meetings.

Condition Number and Description
Condition 46. Soils

All topsoil and subsoil stripped from the site shall be retained on site and shall be stored in areas in accordance with details to be agreed in writing by the MPA. Any topsoil stockpiles shall not exceed 3 metres in height.

Notes Following Visit
This condition has been superseded by Condition 24 of the new underground permission.

The groundworks and clearance works associated with the construction of the new link road and the housing development will be covered by their own planning conditions.
**Condition Number and Description**  
**Condition 47. Restoration**

At least two years prior to the expiration of the dates in this consent or within two years of the permanent cessation of mineral workings, whichever is the sooner, the operators/site owners shall have submitted to and had approved in writing by the MPA a scheme for the surface restoration of the site. The scheme shall include details of:-

a) the nature of the intended after use of the site;
b) the requirements of the site Nature Conservation Management Scheme;
c) the sequence and phasing of the restoration;
d) details of remediation of any contaminated land as necessary;
e) the ripping of any compacted layers of the final cover to ensure adequate drainage and aeration; such ripping to take place before the placing of topsoil;
f) the machinery to be used in any soil respoading operations;
g) the final levels of the reclaimed land and grading to prevent ponding of surface water;
h) drainage of the reclaimed land including the formation of suitably graded contours and the installation of artificial drainage as necessary;
i) the reinstatement of the site and access roads by clearing plant, buildings and machinery, hardstandings, concrete and brickwork as may be agreed in writing by the MPA;
j) surface treatment of reclaimed areas;
k) the planting and maintenance of trees, shrubs and hedgerows as appropriate including location, species, size, number and spacing;
l) the seeding, fertilising, watering, draining or other treatment of the land;
m) location and type of fencing and gates;
n) time-scales for implementing and completing the above works.

The scheme shall be implemented in accordance with the agreed details.

**Notes Following Visit**

A permanent cessation has not been identified at this time and a restoration scheme has not been required. See condition 50.

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**Condition Number and Description**  
**Condition 48. Restoration Scheme**

Unless otherwise agreed in writing with the MPA, the detailed restoration scheme shall provide for the removal of all non Listed Buildings and structures from the site, but shall provide for the retention of the existing headgear at the New Cooks Kitchen Shaft in accordance with details to be agreed in writing by the MPA. The existing headgear shall not be demolished or altered until a period of 2 years has elapsed from the date on which the MPA is notified in writing of the intention to remove the headgear. The provisions of this condition shall not preclude works necessary on a temporary basis to facilitate shaft works with the prior written approval of the MPA.

Unless otherwise agreed in writing by the MPA the restoration shall be carried out in accordance with the approved scheme.

**Notes Following Visit**

A detailed restoration scheme in Condition 47 has not been required at this time. The headgear at the New Cooks Kitchen Shaft remains in place.
**Condition Number and Description**

**Condition 49. Aftercare**

Following the final restoration of the surface site in accordance with the restoration conditions above, the land shall be treated and managed for a period of 5 years in accordance with an approved aftercare scheme. The scheme submitted shall:

a. be submitted for written approval of the MPA not later than 3 months prior to the date on which it is first expected that the final restoration shall take place unless otherwise agreed in writing with the MPA;

b. provide an outline strategy for the five year aftercare period, specifying the steps to be taken and the period during which they are to be taken;

c. provide for a detailed annual programme of works. The programme for the first year shall be submitted for the written approval of the MPA not later than 3 months prior to the date in which it is expected that final restoration of the site shall be completed. In respect of subsequent years, not later than 2 months prior to the annual aftercare meeting.

Unless otherwise agreed in writing with the MPA the aftercare shall only be carried out in accordance with the approved scheme.

**Notes Following Visit**

Final restoration of the surface site has not taken place and this condition is not applicable at this time.

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**Condition Number and Description**

**Condition 50. Aftercare Revised Scheme**

In the event of cessation of winning and working minerals prior to the completion of the approved working scheme, which in the opinion of the MPA constitutes a permanent cessation within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 a revised scheme to include details for reclamation and aftercare of the surface site shall be submitted in writing for approval to the MPA within 12 months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 2 years of the written approval unless otherwise agreed in writing by the MPA.

**Notes Following Visit**

This condition requires a final restoration scheme to be submitted within 12 months of a ‘permanent cessation’ of winning and working. The Local Planning Authority may only assume that minerals development has ‘permanently ceased’ when no minerals development has occurred to any substantial extent for at least two years and when it appears on the evidence available to them at the time that resumption to any substantial extent is unlikely.

In email dated 28.06.2013, WUM issued a statement confirming they had entered into administration and the mine has been placed under a ‘care and maintenance’ scheme, which allows for the necessary safety inspections to be carried out to protect the asset (the mine). The Local Planning Authority considered that no substantive extraction or processing activities were being undertaken and as of a monitoring visit on 27.11.2013 identified a ‘cessation of winning and working’ of minerals prior to the completion of the approved working scheme. The status of the site has remained unchanged during further visits on 19.03.2014, 02.07.2014, 11.11.2014, 16.04.2015, 30.07.15 and 03.11.2015. If cessation continues for more than two years, namely beyond 27.11.2015, the Local Planning Authority can assess whether a permanent cessation has occurred. This assessment is made by considering whether or not the resumption of mineral working is likely based on any evidence supplied to them at that time.

During recent visits, the Local Planning Authority has been informed that WUM are progressing steps to come out of Administration and to secure funding with view to recommencing the winning and working of minerals. A breakdown/timeline of the anticipated progressions was provided in an email dated 11.08.2015 to the Local Planning Authority.

Based on the timeline provided in email dated 11.08.2015, the Local Planning Authority will postpone taking a reasoned view on this condition until the discussions have progressed to a point where it is clear that Administration will or won’t be exited. The Local Planning Authority will continue to monitor the position through future monitoring visits, which are undertaking every four months. In the meantime, should Administration be exited then the Local Planning Authority would welcome a notification, so they review the current position.
PA10/05145 dated 07.01.2013. Proposed consolidation and extension of planning permission for underground winning and working of minerals.

**Condition Number and Description**

**Condition 1**

The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this decision.

**Notes Following Visit**

The permission was considered to be implemented on 07.01.2013.

**Condition Number and Description**

**Condition 2**

The winning and working of minerals hereby permitted shall cease by 30th June 2071. On or before this date, unless further planning permission has been granted, the site shall have been restored in accordance with the further details below.

**Notes Following Visit**

This condition identifies the underground permissions will expire on 30.06.2071.

**Condition Number and Description**

**Condition 3**

This permission authorises:
- the underground winning and working of minerals within the area outlined in red on Drawing No. SCM/MPA COMB/A3;
- the development of surface operations ancillary to mining including the use of seven shafts for mechanical ventilation purposes (namely Robinsons, Middle Engine, Trevenson, Taylors, Williams, New Roskear and Simms);
- the continued use of New Cooks Kitchen Shaft with the potential for ore hoisting only with the prior written approval of the Local Planning Authority (LPA);
- the retention of use of Maynes, Palmers, Caravan, Tredinnicks, Druids Whim, Dunns, Daylight shafts and their existing surface developments
- the use of Water Engine and Gossan shafts and their proposed surface developments as approved by the LPA.
- the development of surface operations at or the use of other shafts (apart from those listed above) for access /ventilation purposes, necessary for and ancillary to mining operations with the prior written approval of the LPA.

**Notes Following Visit**

Drawing No. SCM/MPA COMB/A3 identifies the underground permission area.

This condition identifies the shafts and their surface development which have approval. Prior approval is required prior to the use or development at all other shafts. Appendix C – ‘Shaft List’ identifies a full list of shafts, their uses and proposed future development.

This condition approves the continued use of New Cooks Kitchen Shaft (2). Condition 13 of this decision notice prohibits the use of this shaft for the raising of ore, waste development rock and aggregates to the surface, but does not prevent the use of this shaft for the movement of ore, waste development rock and aggregates between levels (prior approval required).
Condition Number and Description
Condition 4

The development hereby permitted shall be carried out in accordance with the following plans and details:

- Drawing No. SCM/MPA -COMB /A3 - Proposed Underground Permission Area
- Drawing No. 5064006 A/L/(90)/04 Rev P1 - Proposed New Portal and Access to Tuckingmill Decline
- WD/GA/161111 - Western Decline Relationship to Old Workings /All Workings
- Figure 2.4 rev 1 - Safeguarded Shaft Locations
- 5064006 A/L/ (90) /11 Rev P3 - Features to be retained

The LPA is aware that operational logistics in connecting the future underground mine development to the concentrator building may not mirror precisely the provisions of Drawing No. 5064006 A/L/(90) 04 Rev P1. Accordingly the operators shall be required to seek the written agreement of the LPA prior to any significant divergence from the approved plan.

Notes Following Visit
- Drawing No. SCM/MPA COMB/A3 – identifies the underground permission area.
- Drawing No. 5064006 A/L/(90)/04 Rev P1 identifies the new portal and access to the Tuckingmill Decline.
- Drawing WD/GA/161111 – identifies the proposed additional underground development in the vicinity of the surface process building.
- Figure 2.4 rev 1 – identifies the shaft locations
- 5064006 A/L/(90)/11 Rev P3 – identifies the features to be retained in the wider ROMP area.

Features to be retained permanently are:
- North Winding Engine
- New Cooks Kitchen Shaft
- Whim Round Shaft
- Old Engine Shaft
- V notch Discharge Point

The following features will be retained temporarily
- Electrical substation
- Compressor and Generator Building
- Blacksmith Shop
- Water Treatment Area and W T Plant
- Maintenance Building
- Secondary Aggregate Reclaim Area.

All of the permanent and temporary features remain on site at this time. However a large part of the northern section of the ROMP permission area has been superseded by two planning permissions to build a new link road and a new housing development. The former processing plant and conveyors have been demolished and ground clearance works have been undertaken under the approved developments for the new link road. The Old Mill Area, Administration buildings and other buildings will be demolished as part of the planning permission for the new housing development.
Condition Number and Description

Condition 5

The operators shall be responsible for convening regular Local Liaison Group meetings in accordance with details to be agreed in writing by the LPA. The details shall include the constitution of the Group and frequency of meetings. Unless otherwise agreed in writing with the LPA, the first Liaison Group shall be convened within 6 months from the date of this permission.

Notes Following Visit
As email dated 28.06.2013 WUM issued a statement confirming that WUM had entered into administration. Since this date the mine has been placed under a ‘care and maintenance’ scheme which involves carrying out the necessary safety inspections to ensure the mine is protected. The Local Planning Authority does not consider substantive winning and working of minerals is currently taking place and suggests the requirements of this condition be reviewed as and when there are any changes to the operational status of the site.

Condition Number and Description

Condition 6

(i) Existing mine dewatering operations (such as the management and treatment of low volumes of nuisance waters in connection with exploratory work) should be supported by a written Environmental Management Scheme. This Environmental Management Scheme shall be submitted to the LPA for approval no later than 6 months following approval of the planning permission unless otherwise agreed in writing by the LPA. Any such scheme shall be supported, where necessary, by detailed calculations and include a maintenance programme. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the Environmental Management Scheme, or any details as may subsequently be agreed, in writing, by the LPA.

(ii) Prior to the commencement of major dewatering operations including the active dewatering of flooded mine systems and treatment and discharge of such minewater, a written Environmental Management Scheme for the proposed method of working and the proposed maintenance and after-care of the site shall have been submitted to and approved in writing by, the LPA. Any such scheme shall be supported, where necessary, by detailed calculations; include a maintenance programme; and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Notes Following Visit

(i) The scheme was submitted in email dated 20.11.2014 and has been forwarded to Tim Warne for comment. The Environment Agency were consulted and in letter dated 08.09.2015 they confirmed the submitted document, ‘Minewater Treatment Trial – Management Plan and Procedure Working Document December 2012’ is sufficient to satisfy condition 6(i) of PA10/05145. However the Environment Agency also stated that the EMS was drafted for a trial that started but did not finish. Any changes to a new trial will have to be reflected in an updated EMS.

(ii) There are no known major dewatering operations being undertaken at this time and no requirements at this stage to submit the scheme.

ACTION LOCAL PLANNING AUTHORITY
The Local Planning Authority should confirm in writing whether this aspect of the condition has now been discharged.
**Condition Number and Description**

**Condition 7**

Prior to the commencement of water pumping operations at the site should testing and analysis indicate that the mine water quality be such that it requires treatment, the operators shall have constructed and commissioned a mine water treatment plant in accordance with details to be agreed in writing by the LPA. Such details shall include the dimensions and surface finishes of the new plant and of the particular treatment process. The location of the water treatment plant shall be in the area indicated on Drawing No. 5064006 A/L (90) /11/ Rev P3 - Features Retained and on Drawing No. 5064006 A/L (20) /19 Rev P1 - Treatment Plant and all water pumped from the mine workings and from the mineral processing operations if required shall be subject to treatment prior to discharge from the site. Any residues arising from water treatment processes may be exported from the site in accordance with details to be agreed in writing with the LPA.

**Notes Following Visit**

An initial water treatment trial was approved as email dated 28.12.2012. The water treatment plant was not commissioned and has since been removed off site.

Details will need to be submitted for prior approval for any new treatment plant.

**Condition Number and Description**

**Condition 8**

Prior to the commencement of any works at any of the shafts that may be developed pursuant to Condition 3, the operators shall have secured and implemented programmes of archaeological works in accordance with a Written Scheme of Investigation that shall have been submitted to and been approved in writing by the LPA. The shafts of particular relevance to this condition are Robinsons, Highburrow East, Chapples, Williams, Willoughbys, Wheal Harriet, New Sump, Goulds, Pryces and Marshalls.

**Notes Following Visit**

This condition requires WUM to submit and have approved a WSI prior to the commencement of any works at any of the shafts that may be developed pursuant to Condition 3. No works have known to take place at any of the above shafts since the last visit.

**Condition Number and Description**

**Condition 9**

Excluding the extant use and developments of the retained shafts identified in condition 3, prior to the commencement of any works or use of any of the shafts pursuant to the list of shafts in Appendix C of the Environmental Statement accompanying the planning application (including the supplementary list submitted on 10 April 2012) the operators shall have submitted to and had approved in writing by the LPA details of any such works or use including new structures/plant to be erected /installed (including ventilation fans), precise locations for such structures, means of access, dimensions, surface finishes, and details relating to noise suppression measures and arrangements for noise and air quality monitoring including proposed monitoring locations and monitoring periods. Any structures erected shall be constructed in accordance with the approved details and shall be maintained for the duration of the consent or be removed if no longer required for the approved purpose within a timescale to be agreed in writing by the LPA. Any use shall be in accordance with details approved in writing by the LPA.

**Notes Following Visit**

This condition does not apply to the extant use and developments of the retained shafts identified in Condition 3 (i.e. New Cooks Kitchen (2), Maynes (15), Palmers (14), Caravan (16), Tredinnicks (18), Druids Whim (19), Dunns (21), Daylight (20).

Prior to the commencement of any proposed works to any of the other shafts, details would need to be submitted to the Local Planning Authority.

As email dated 25.10.2012 details were approved for modifications to Water Engine Shaft (40).

As email dated 24.10.2012 details were approved for modifications to Gossan Shaft (46).
**Condition Number and Description**

**Condition 10**

Prior to the commencement of mine production, the operators shall have provided to the LPA details in writing of the proposals forecast for mineral extraction and tailings disposal scheduled for the first two years of mineral extraction. Thereafter the operators shall provide the LPA with an updated mineral extraction/tailings disposal programme at intervals not exceeding two years in accordance with details to be agreed in writing with the LPA.

**Notes Following Visit**

Mine production has not commenced and the details have not been submitted.

**Condition Number and Description**

**Condition 11**

Prior to the resumption of mineral processing at the site the operators shall have submitted to and had approved in writing by the LPA a scheme detailing the disposal and management of mine tailings. The scheme shall include details of locations for disposal, for any temporary storage as may be required along with dust and effluent control measures, as well as measures for the storage, control and treatment of any liquor from mine tailings. There shall be no export of tailings from the site by road or disposal at surface, with the exception of any tailings being transported to any temporary storage facility as may be approved. The provisions of this condition shall not preclude some export of tailings offsite for productivity trials using for example mineral processing pilot plants but any HGV movements associated with such off site trials shall only be with the prior written agreement of the LPA. The approved scheme for the disposal and management of mine tailings shall be implemented in full.

**Notes Following Visit**

Mineral processing has not resumed and the details have not been submitted.

**Condition Number and Description**

**Condition 12**

There shall be no backfilling of mine workings with tailings except temporary backfilling for test work and analysis (only with the prior written approval of the LPA), until the leaching potential of the materials to be used in the backfilling process has been assessed by the operators in regard to the suitability of the material and any necessary control measures. The operators shall submit the assessment to the LPA and no such backfilling shall be undertaken without the prior written approval of the LPA.

**Notes Following Visit**

There is no mineral processing at this time and no formation of tailings. No details have been submitted.

**Condition Number and Description**

**Condition 13**

All ore, waste development rock and aggregates shall be brought to surface via the Tuckingmill Decline and/or the portals emerging within the approved new Mill/Processing Building. No ore, waste development rock or aggregates shall be brought to surface using the New Cook's Kitchen Shaft. This condition shall not operate so as to prevent the movement of ore, waste development rock or aggregates between underground levels using the New Cook's Kitchen Shaft and its subsequent underground transfer to the Tuckingmill Decline and/or portals within the processing building.

**Notes Following Visit**

No ore, waste development rock or aggregates are currently being brought to the surface. This condition supersedes the requirements of Condition 16 of CC/K/PA06/01298/CCC [K22.Env] dated September 2006.
**Condition Number and Description**

**Condition 14**

No underground tunnelling or excavation works shall take place within 20 metres of the ground surface where the ground surface has not been developed or within 40 metres of the ground surface where developments have been constructed unless otherwise agreed in writing by the LPA. The provisions of this condition shall not apply to excavations/foundation work associated with building construction in respect of mine surface development already approved.

**Notes Following Visit**

There are no underground tunnelling or excavation works at this time.

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**Condition Number and Description**

**Condition 15**

Sales of processed mineral concentrates shall not commence until there has been submitted to and been approved in writing by the LPA (in consultation with the Secretary of State for Transport) an HGV Management Plan. The plan shall include HGV movements, operation hours, HGV routes to and from site, HGV delivery hours, expected number of HGVs per day, and the restriction of HGV movements between the weekday hours of 0800 and 0900 and between 1700-1800 hours. The development shall be carried out strictly in accordance with the approved HGV Management Plan.

**Notes Following Visit**

The sale of processed mineral concentrates has not commenced and a HGV Management Plan has not been submitted.

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**Condition Number and Description**

**Condition 16**

Sales of processed mineral shall not commence until there has been submitted to and been approved in writing by the LPA (in consultation with the Secretary of State for Transport), a revised comprehensive Travel Plan. The Travel Plan should be prepared in line with prevailing policy and best practice and shall as a minimum include:-

- the identification of targets for trip reduction and modal shift;
- the methods to be employed to meet these targets;
- the mechanisms for monitoring and review;
- the mechanisms for reporting;
- the penalties to be applied in the event that targets are not met;
- the mechanisms for mitigation;
- implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter;
- mechanisms to secure variations to the Travel Plan following monitoring and reviews;
- any other measures to be required by the LPA and Highways Authority.

A review of the targets shall be undertaken within 6 months of the commencement of sales of mineral concentrates and in accordance with the programme in the Travel Plan. The approved Travel Plan (and any approved variations thereto) shall be implemented in full.

**Notes Following Visit**

A Travel Plan has not been submitted at this time nor have sales of processed mineral concentrates commenced.
**Condition Number and Description**

**Condition 17**
Underground mining and ore processing may be carried out on a continuous 24 hour, 7 day a week basis.

**Notes Following Visit**
This condition provides for underground mining and ore processing to be undertaken 24 hours a day / 7 days a week. No underground mining or ore processing is currently taking place.

**Condition Number and Description**

**Condition 18**
No HGV vehicles shall enter or leave the mineral processing site during the weekday hours of 0800 and 0900 and 1700 and 1800.

**Notes Following Visit**
No mineral processing is being undertaken and the Local Planning Authority has not received any complaints in relation to this condition.

**Condition Number and Description**

**Condition 19**
The total number of HGV movements arriving and leaving the mineral processing site shall not exceed a level of 200 in any 24 hour period starting from the date production commences (such date to be notified to the LPA in writing within 2 weeks of commencement).

**Notes Following Visit**
No underground mining or ore processing is considered to currently be taking place and HGV’s accessing the site are unlikely to exceed this limit.

**Condition Number and Description**

**Condition 20**
From the date production commences (such date to be notified to the LPA in writing within 2 weeks of commencement), the operators shall maintain records of all HGV movements and whether or not they take place within the weekly hours of 0800 and 0900 and 1700 and 1800 and shall make such records available to the LPA at any time upon request. All records shall be kept for at least two years.

**Notes Following Visit**
Production has not commenced at there is no requirements to maintain records of HGV movements at this time.

**Condition Number and Description**

**Condition 21**
All practicable means shall be employed by the operators for preventing or minimising the emission of dust, smoke, or fumes and the creation of noise and vibration during the approved use of the site. The provisions of this condition shall include the installation and maintenance of effective silencers on all plant and machinery and these shall be maintained to conform to the manufacturers specification at all times. Radon monitoring shall be carried out at least every 6 months or as requested by the LPA for at least the first two years of operation and then provision for the frequency of monitoring to be reviewed accordingly. The results of the monitoring shall be provided to the LPA on request and the operators shall appropriate action taken to reduce radon levels as necessary in accordance with details to be agreed in writing by the LPA.

**Notes Following Visit**
WUM has entered into Administration. No substantive extraction or processing activities are being undertaken and impacts identified in this condition are unlikely at this time.
**Condition Number and Description**  
Condition 22

The total noise levels arising from mining and ancillary operations at the site (i.e. the area edged red on Drawing No. SCM/MPA COMB /A3 (including that from ventilation fans) shall not exceed the following:-
- between 0700 and 1900 hours the level of 45dB(A) Leq (1 hour)
- between 1900 and 2300 hours the level of 35dB(A) Leq (1 hour)
- between 2300 and 0700 hours the level of 30dB(A) Leq (5 minutes)
[Within this period the LAmmax level of 36dB(A) shall not be exceeded unless the applicants can demonstrate by noise measurement, that existing noise levels regularly exceed 45 dB at night at the nearest residential receptors to the site in each direction].
All measurements to be made freefield at a height of 1.5 metres and 1m within the curtilage of any existing dwelling.

**Notes Following Visit**
No substantive extraction or processing activities are being undertaken and noise impacts are unlikely at this time.

**Condition Number and Description**  
Condition 23

Where the LPA notifies the operators that it has received a complaint or complaints about noise which is/are attributable to mineral extraction and/or ancillary operations within the site, the operators shall be required to undertake self monitoring of noise levels and operations at the request of the LPA to demonstrate compliance with noise control conditions in accordance with details to be agreed in writing by the LPA. The operators shall adopt and implement in full the principles of noise control as set out in the Environmental Statement. Such measures shall be the subject of regular review and upgrades in respect of noise control at the request of the LPA.

**Notes Following Visit**
The Local Planning Authority is not investigating any noise complaints.

**Condition Number and Description**  
Condition 24

Ground vibration as a result of blasting operations at the site shall not exceed the peak particle velocity (ppv) specified below:-
- between 0700 and 1900 hours - a level of 6mm/sec in 95% of all blasts within a 12 month period with no individual blast exceeding 8.5mm/sec.
- between 1900 and 0700 hours - a level of 2mm/sec in 95% of all blasts within a 12 month period with no individual blast exceeding 4mm/sec.
The measurement to be the maximum of three mutually perpendicular directions taken at the ground surface.

**Notes Following Visit**
No blasts have known to have been undertaken since 2013.
**Condition Number and Description**

**Condition 25**

In the event of a complaint or complaints being received by the LPA about vibration, attributable to blasting operations within the site the operators shall monitor blasting operations in accordance with a specification to be agreed in writing by the MPA. The operators shall also undertake routine blast monitoring in accordance with details to be agreed in writing with the LPA with the results of the routine monitoring to be made available to the LPA upon request.

**Notes Following Visit**

A blast monitoring scheme was approved on 05.05.2009 (later updated by email dated 29.06.2009).

As email dated 17.01.2013, WUM submitted an annual blast monitoring report for blasts monitored in 2012. The report identified that 18 primary blasts were undertaken in 2012, all of which were day time events that occurred between 07.00hours and 19.00 hours. The report identified that 100% of the blasts which were monitored in 2012 were below the approved limit. The Local Planning Authority did not receive any blasting complaints in 2012.

As email dated 20.11.2014, the Local Planning Authority was advised that 5 primary blasts were undertaken in 2013 all of which were day time events that occurred between 07.00hours and 19.00hours and were below the approved limit.

No blasts have been undertaken in since 2013.

**Condition Number and Description**

**Condition 26**

Oil, fuel, lubricants or chemical facilities associated with the development, shall be sited in bunded areas. The capacity of the bund shall be at least 10% greater than the capacity of the storage tank, or, if more than one tank is involved, the capacity of the largest tank in the bunded area and shall include all fill and drawpipes and sight gauges. Hydraulically linked tanks should be regarded as a single tank. There should be no working connections outside of the bunded area.

**Notes Following Visit**

Fuels are stored in bunded or double skinned tanks. An oil trap collects surface water running from the yard area and which retains any residual oils before discharging the cleaned water.
**Condition Number and Description**

**Condition 27**

The operators shall adopt in full the ecological mitigation measures set out below:-

(i) Prior to the commencement of any works to the New Sump Shaft or to Gossan Shaft, details of the proposed scheme for implementing the works shall have been submitted to and been approved in writing by the LPA. The scheme shall include details of vehicle movements, construction works and soil storage and how controls will be in place to ensure that the West Cornwall Bryophyte (Dolcoath Road site) Site of Special Scientific Interest (SSSI) is not impacted by dust deposition during site clearance and construction works and during the operation of the facility.

(ii) Where there is no evidence of bat use of any shaft to be used for ventilation purposes lighting should be installed to prevent potential bat access to a depth where fans are operating in order to minimise the potential risk of harm to bats (subject also to the requirements for the installation of fans within 200 m of surface access see 27(iv)). Where shafts to be used for ventilation purposes show evidence of use by bats a scheme for managing these shafts either to maintain them as accesses/roosts for bats is required, or, if necessary, exclusion needs to be justified and impacts mitigated.

(iii) Prior to the introduction of underground connections between existing mine workings associated with know bat roosts, a programme of bat monitoring and details of the proposed connection works shall have been submitted to and been approved in writing by the LPA. The details shall confirm that such new underground connections are only made during the summer months (ie June to August inclusive in any year).

(iv) Prior to the installation of any underground fans within 200m of surface access, details of measures to deter and protect bats from possible harm from the fans shall have been submitted to and been approved in writing by the LPA. Such measures to be lighting and deployment of automatic dampers when fans are not in use.

In all cases the abovementioned works shall only be undertaken in accordance with the approved schemes.

**Notes Following Visit**

There have been no known works to shafts since the last visit.

**Condition Number and Description**

**Condition 28**

All vehicles entering or leaving the site in respect of export of mineral concentrate /secondary aggregates shall use only the Forth Kegyn access.

**Notes Following Visit**

Secondary aggregates are exported from the Forth Kegyn access.

**Condition Number and Description**

**Condition 29**

The operators shall take all reasonable measures to prevent mud, stones or other deleterious material being carried out onto the public highway.

**Notes Following Visit**

WUM has entered into Administration. No substantive extraction or processing activities are being undertaken and the transfer of deleterious materials onto the public highway is unlikely to be linked to vehicles associated with WUM at this time.
**Condition Number and Description**

**Condition 30**

All HGVs leaving the site laden with loose materials shall be sheeted or enclosed except those only carrying stone in excess of 75mm.

**Notes Following Visit**

The Local Planning Authority has not received any complaints about the condition of the road.

**Condition Number and Description**

**Condition 31**

A restoration scheme for the surface features and shafts associated shall be submitted to and be approved in writing by the LPA at least two years prior to the expiration of the date in this consent or within two years of the permanent cessation of mineral working whichever is the sooner. The scheme shall include details of:-

(i) the nature of the intended after use of the surface features and shafts;
(ii) treatment of minewater;
(iii) removal of ventilation fans;
(iv) reinstatement of shafts to accommodate bat refuges;
(v) the sequence and phasing of the restoration;
(vi) timescales for implementing and completing the above works.

The approved restoration scheme shall be implemented in full.

**Notes Following Visit**

A permanent cessation has not been identified at this time and a restoration scheme has not been required. See condition 33.

**Condition Number and Description**

**Condition 32**

Following the final restoration of the mine in accordance with the restoration conditions above, the mine shall be treated and managed for a period of 5 years in accordance with an approved aftercare scheme. The scheme submitted shall:-

i) be submitted for written approval of the LPA not later than 3 months prior to the date on which it is first expected that the final restoration shall take place unless otherwise agreed in writing with the LPA;
ii) provide an outline strategy for the five year aftercare period, specifying the steps to be taken and the period during which they are to be taken;
iii) provide for a detailed annual programme of works. The programme for the first year shall be submitted for the written approval of the LPA not later than 3 months prior to the date in which it is expected that final restoration of the site shall be completed. In respect of subsequent years, not later than 2 months prior to the annual aftercare meeting.

The aftercare shall only be carried out in accordance with the approved scheme with the aftercare scheme being implemented in full.

**Notes Following Visit**

Restoration has not been undertaken and this condition does not apply at this time.
Condition Number and Description

Condition 33

In the event of cessation of winning and working minerals prior to the completion of the approved working scheme, which in the opinion of the LPA constitutes a permanent cessation within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 a revised scheme to include details for reclamation and aftercare of the surface site shall be submitted in writing for approval to the LPA within 12 months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 2 years of the written approval unless otherwise agreed in writing by the LPA.

Notes Following Visit

This condition requires a final restoration scheme to be submitted within 12 months of a ‘permanent cessation’ of winning and working. The Local Planning Authority may only assume that minerals development has ‘permanently ceased’ when no minerals development has occurred to any substantial extent for at least two years and when it appears on the evidence available to them at the time that resumption to any substantial extent is unlikely.

In email dated 28.06.2013, WUM issued a statement confirming they had entered into administration and the mine has been placed under a ‘care and maintenance’ scheme, which allows for the necessary safety inspections to be carried out to protect the asset (the mine). The Local Planning Authority considered that no substantive extraction or processing activities were being undertaken and as of a monitoring visit on 27.11.2013 identified a ‘cessation of winning and working’ of minerals prior to the completion of the approved working scheme. The status of the site has remained unchanged during further visits on 19.03.2014, 02.07.2014, 11.11.2014, 16.04.2015, 30.07.15 and 03.11.2015. If cessation continues for more than two years, namely beyond 27.11.2015, the Local Planning Authority can assess whether a permanent cessation has occurred. This assessment is made by considering whether or not the resumption of mineral working is likely based on any evidence supplied to them at that time.

During recent visits, the Local Planning Authority has been informed that WUM are progressing steps to come out of Administration and to secure funding with view to recommencing the winning and working of minerals. A breakdown/timeline of the anticipated progressions was provided in an email dated 11.08.2015 to the Local Planning Authority.

Based on the timeline provided in email dated 11.08.2015, the Local Planning Authority will postpone taking a view on this condition until the discussions have progressed to a point where it is clear that Administration will or won’t be exited. The Local Planning Authority will continue to monitor the position through future monitoring visits, which are undertaking every four months. In the meantime, should Administration be exited then the Local Planning Authority would welcome a notification, so they review the current position.
4. Legal Agreements
None

5. Comments
The last Review of Old Mineral Permissions (ROMP) was approved in 2006 (ref CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006). The submission deadline for the next ROMP is identified as 13.09.2021, unless otherwise agreed by the Local Planning Authority.

6. Noise Monitoring Results
None

7. Blast Monitoring Results
As email dated 17.01.2013, WUM submitted an annual blast monitoring report for blasts monitored in 2012. The report identified that 18 primary blasts were undertaken in 2012, all of which were day time events that occurred between 07.00 hours and 19.00 hours. The report identified that 100% of the blasts which were monitored in 2012 were below the approved limit. The Local Planning Authority did not receive any blasting complaints in 2012.

As email dated 20.11.2014, the Local Planning Authority was advised that 5 primary blasts were undertaken in 2013 all of which were day time events that occurred between 07.00 hours and 19.00 hours and were below the approved limit.

No blasts have been undertaken since 2013.

8. Dust Monitoring Results
None

9. Other Matters
None at this time.

10. Issues to be Addressed

<table>
<thead>
<tr>
<th>Issues to be addressed by Local Planning Authority</th>
<th>Designated Officer Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA10/05145 dated 07.01.2013. Proposed consolidation and extension of planning permission for underground winning and working of minerals.</td>
<td>Tim Warne 01872 324475 <a href="mailto:twarne@cornwall.gov.uk">twarne@cornwall.gov.uk</a></td>
</tr>
</tbody>
</table>
| Condition 6 (i)  
The Local Planning Authority should confirm in writing whether this aspect of the condition has now been discharged. | |
11. Summary

South Crofty Mine is located in Pool, mid-way between Camborne and Redruth in west Cornwall. Mining in this area is thought to date back to the late 1590s, only becoming known as South Wheal Crofty in 1854. Typical of early mines in the area, working commenced as a shallow tin and copper prospects, turning to the deep tin zone from the 1860s onwards. After the 1890s, the mine acquired other setts as the surrounding mines closed, including New Cook's Kitchen Mine, Tincroft, Carn Brea, North Roskear, South Roskear and Dolcoath Mines. The mine effectively ceased to operate in 1998.

In June 2001, Baseresult Holdings Ltd (BHL) acquired South Crofty and the associated mine plant and developed a tunnel from the Tuckingmill Decline to connect to New Cook's Kitchen Shaft and Old Engine Shaft. The former to be used as a service shaft and the latter for secondary egress. In November 2007, Western United Mines (WUM) was launched following a joint venture between BHL and Cassiterite LP. In December 2010, WUM became a wholly owned subsidiary of Cornish Minerals Limited (CML).

In 2006, the key planning permissions for the surface and underground developments were consolidated through the Review of Mineral Permissions (ROMP) process, resulting in the issue of a single permission with one set of operating conditions (ref CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006 – the ‘2006 ROMP’). The submission deadline for the next ROMP is identified as 13.09.2021, unless otherwise agreed by the Local Planning Authority.

This 2006 ROMP identifies the proposed surface arrangement (shown on Drawing No Surface/2) with an underground area of 510 hectares. However since its approval a large part of the surface area has been superseded by two new planning permissions to build a link road and a housing development. The construction of these developments has seen the demolition of the former processing plant and conveyors and the vacation of the old mill area and administration buildings. In light of this the surface arrangements identified on Drawing No. Surface/2 can no longer be constructed in full. Further surface developments under the ROMP permission will require amendments to the approved drawings, as well as the discharge of the precedent planning conditions.

A new surface permission was approved on 03.11.2011(ref PA10/04564), providing for the relocation of the surface developments to a new area to the south. This permission has not yet been implemented and the requirements of conditions 6, 7, 8, 9, 10, 11 and 12 must be discharged prior to commencement of construction otherwise the planning permission may be invalidated. This development should be implemented by 03.11.2016 otherwise this permission will expire. Until such a time when the new surface permission is implemented, any new structures or erections within the ROMP area must accord with Drawing No. Surface/2 or ‘Drawing 5064006 A/L/ (90) /11 Rev P3 - Features to be retained’, otherwise approval should be sought to vary these drawings.

Most recently a new underground permission (ref PA10/05145 dated 07.01.2013) has provided for the consolidation and extension of the underground planning permission from 510 hectares to 1490 hectares. This permission has superseded the underground provisions of the 2006 ROMP permission.

In email dated 28.06.2013, WUM issued a statement confirming they had entered into administration. The Local Planning Authority considered that no substantive extraction or processing activities were being undertaken and as of a monitoring visit on 27.11.2013 identified a ‘cessation of winning and working’ of minerals prior to the completion of the approved working scheme. The status of the site has remained unchanged during further visits on 19.03.2014, 02.07.2014, 11.11.2014, 16.04.2015, 30.07.15 and 03.11.2015. If cessation continues for more than two years, namely beyond 27.11.2015, the Local Planning Authority can assess whether a permanent cessation has occurred and whether a restoration scheme should be submitted for Condition 50 of CC/K/PA06/01298/CCC [K22.Env] dated 13.09.2006 and Condition 33 of PA10/05145 dated 07.01.2013.

During recent visits, the Local Planning Authority has been informed that WUM are progressing steps to come out of Administration and to secure funding with view to recommencing the winning and working of minerals. A breakdown/timeline of the anticipated progressions was provided in an email dated 11.08.2015 to the Local Planning Authority. Based on the timeline provided in email dated 11.08.2015, the Local Planning Authority will postpone taking a view on this condition until the discussions have progressed to a point where it is clear that Administration will or won’t be exited. The Local Planning Authority will continue to monitor the position through future monitoring visits.

The Local Planning Authority is not investigating any complaints about the site.