

**PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS AND
PROPOSED NEW ACCESS (APPEARANCE AND LANDSCAPING RESERVED)**

**LOCATION LAND ADJACENT TO MOUNT ALYN GATEHOUSE CROESHOWELL HILL
ROSSETT WREXHAM**

Your Ref: P/2024 /0092

Thank you for consulting the shared Minerals and Waste Planning service with regard to the above, which we received on 01 March 2024.

We have considered the information provided and wish to **OBJECT** to the application. It is considered that the proposal conflicts the provisions set out in MTAN1 and Wrexham Local Development Plan (LDP) Policies DM1 and MW2.

Conflict with Existing Consent

The Location Plan submitted with the documentation suggests that the development falls within the scope of the existing planning consents at Ballswood Quarry. The following consents are of relevance.

- Planning Reference P/2016/0110 deemed on 9th May 2016
- Planning Reference P/2022/0048 approved on 7th November 2022

Plan 'Proposed restoration scheme – overview' dated Jan 2016 approved on P/2016/0110 (attached) indicates the area outlined on the location plan is allocated 'existing woodland and scrub to be retained'.

Mineral Safeguarding

The site of the above application lies within a Minerals Buffer Zone for aggregate minerals as defined on the Policies Map Proposals Map 4 - of the Wrexham Local Development Plan (LDP) that was adopted on 20 December 2023. Policy MW2 of the LDP seeks to safeguard mineral resources and infrastructure from sterilisation or constraint by other forms of development and reflects paragraph 5.14.7 of Planning Policy Wales (Edition 12-February 2024).

LDP Policy MW2 states:

Development in the mineral buffer zones as identified on the Proposals Map will only be permitted where it can be demonstrated that it would not compromise current or planned mineral extraction.

Applications for mineral extraction within buffer zones will only be permitted where it can be demonstrated that a sufficient buffer between mineral extraction and sensitive development can be maintained.

In accordance with Minerals Technical Advice Note 1, the buffer zones extend to 100m for sand and gravel. Sensitive development includes land uses most susceptible to

adverse impacts from quarrying such as housing and this use is not supported within buffer zones.

LDP Policy DM1 states:

All Development must:

b. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself;

c. Safeguard the environment from the adverse effects of pollution of water, land, light or air arising from development.

Concerns have been raised in the past that that operations at the Quarry give rise to unacceptable levels of noise. There is also potential for fugitive dust emissions from the excavation of sand and gravel and subsequent restoration.

Noise and dust environmental schemes were submitted to accompany application P/2022/0048. The findings and recommendations of these schemes were accepted subject to conditions being imposed in relation to noise limits, noise monitoring and reporting. To allow residential development within the buffer zone is likely conflict with the mitigation measures and controls previously considered acceptable.

The Minerals and Waste Planning therefore considers that the submitted outline planning application fails to demonstrate adequate protection of residential amenity and recommends that the application be refused on the grounds that the proposal is contrary to Wrexham Local Development Plan (LDP) Policies DM1 and MW2 due to the potential constraint on the operation of the adjacent mineral extraction development.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully
Charlie Pope