

Jenni Perkins
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Fox Studio
King Street
Much Wenlock
Shropshire
TF13 6BL

21/03/2024

Dear Jenni,

CAIS AMLINELLLOL AR GYFER CODI 5 ANNEDD A MYNEDIAD NEWYDD ARFAETHEDIG (CADW YMDDANGOSIAD A THIRLUNIO) / OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS AND PROPOSED NEW ACCESS (APPEARANCE AND LANDSCAPING RESERVED) – PLANNING APPLICATION REF: P/2024 /0092 LAND ADJACENT TO MOUNT ALYN GATEHOUSE CROESHOWELL HILL ROSSETT WREXHAM

I am writing in relation to the above application on behalf of my client Cheshire and North Wales Sand and Gravel Limited who operate the adjacent Ballswood Quarry. I understand that the applicant for the above application has been requested to provide a mineral assessment which is required by Policy MW1: Minerals Safeguarding of the Wrexham County Borough Local Plan 2013-2028 and I provide details below to address the policy requirements.

Policy MW1 sets out the following:

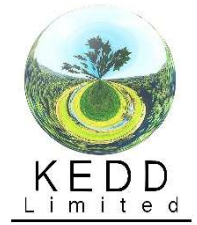
Non-mineral development within Mineral Safeguarding Areas as defined on the proposals map will only be permitted where it can be demonstrated that:

- I. The mineral underlying the site does not merit extraction; or*
- II. The need for the non-mineral development outweighs the need to protect the resource; or*
- III. The mineral can be satisfactorily extracted prior to the non-mineral development; or*
- IV. The development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed; and*
- V. Essential infrastructure that supports the supply of minerals would not be compromised or would be provided elsewhere;*

All applications for development in these areas shall be supported by a Mineral Safeguarding Assessment.

Proposals for non-mineral development on allocated sites of 4ha or more and which are underlain by Category 1 sand and gravel shall be supported by a Prior Extraction Assessment.

In terms of the proposed development, it is noted that it is located within the mineral safeguarding area that surrounds Ballswood Quarry. However, in terms of point I. extraction works have been completed at



Ballswood Quarry in the area adjacent to the proposed housing development with restoration works being undertaken in this location.

Furthermore, in any case, the site's location in close proximity to existing residential development, is heavily constrained by amenity considerations and in our judgment would make a quarrying scheme unworkable in this location.

As a consequence, this Minerals Assessment has demonstrated that:

- The proposed housing development would not physically sterilise any minerals (sand and gravel) capable of recovery as extraction operations have been completed in that locality; and
- It is not feasible or obviously desirable to recover any of the sand and gravel due to the proximity to existing residential development.

Therefore, in overall terms it is concluded that the proposed housing site will not physically sterilise deliverable mineral resources located beneath the proposed housing site.

I trust the above provides the Council with sufficient details but if you have any queries, please let me know.

Kind regards

Jack Chamberlain

Kedd Limited

E. Jack@keddltd.co.uk