

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR RICHARD PARTON	Code Number	LLA P/2022/0448
Agent	MR ROBIN SMITHYMAN KEDD LTD FOX STUDIO KING STREET MUCH WENLOCK SHROPSHIRE TF13 6BL	Date Received	06/05/2022
		Decision Date	07/11/2022

Town and Country Planning Act, 1990

Location of application

BALLSWOOD QUARRY, GEGIN LANE, LLAY, WREXHAM. LL12 0NU

Description of application

ESTYNIAD I'R ARDALOEDD ECHDYNNU O FEWN FFIN BRESENNOL Y CHWAREL A GANIATEIR / EXTENSION TO THE EXTRACTION AREAS WITHIN THE EXISTING PERMITTED QUARRY BOUNDARY

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Revision	Date	Description of Decision
0	07/11/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

Commencement

1. The development to which this permission relates as referred to in No. Condition 4 shall be begun not later than the expiration of 5 years beginning with the date of this permission.

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Approved Plans

- The development hereby permitted shall be carried out strictly in accordance with the details shown on the following submitted plans and particulars submitted by the Applicant on 18 May 2022 and additional information and amended plans submitted by the application after 18 May 2022 unless specified as otherwise within any other condition pursuant to this permission:

The plans and documents comprising the Application are:

- Application Form dated 06.05.2022
- Supporting Planning Statement by Kedd Limited. Dated May 2022
- Location Plan - Drawing Ref: KD.BLWQ.2.D.005 Dated Dec 2021
- Land Under the Control of the Applicant - Drawing Ref: KD.BLWQ.2.D.018 Dated April 2022
- Additional Internal Concrete Haul Road and Secondary Wheel Wash - Drawing Ref: KD.BLWQ.2.D.019 Dated April 2022
- Tree Condition and Aerial Inspection Report - Prepared by Access 2 Tress Dated February 2022
- Noise Environmental Scheme prepared by Kedd Limited Dated February 2022
- Landscape and Visual Impact Assessment prepared by Kedd Limited Dated December 2021
- LVIA Appendix A - Drawings & Photosheets LR
- Bat Survey Report prepared by Heatons. Dated August 2020
- Breeding Bird Survey Report prepared by Heatons. Dated August 2020
- KD.BLWQ.D.2.007 Proposals Plan - Area A and B
- Dust and Air Quality Assessment prepared by Kedd Limited Dated February 2022
- Ecological Report: Ballswood Reptile Report- prepared by Heatons Dated December 2021
- Ecological Report: Ballswood eDNA Survey Report prepared by Heatons Dated December 2021
- Ecological Report: Ballswood Preliminary Ecological Appraisal. Prepared by Heatons. Dated December 2021
- Archaeological Report - Archaeology and Cultural Heritage Assessment prepared by Kedd Limited. Dated February 2022
- Arboricultural Survey Report prepared by Heatons. Dated August 2020
- Ballswood Habitat Regulations Assessment prepared by Kedd Limited Dated May 2022

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Received by the Mineral Planning Authority on 13 July 2022:

- Archaeology Written Scheme of Investigation: Ballswood Quarry: Proposed Extension Written Scheme of Investigation Document Number B2208.WSI.MIT.01 dated June 2022 by Archaeology Brython Archaeology

Received by the Mineral Planning Authority on 18 July 2022

- Permitted Full Quarry Design FQD - Drawing Ref: KD.BLWQ.2.025. Dated June 2022
- Ballswood Quarry Water Management Summary Dated June 2022 prepared by HydroGeo Groundwater and Environment Ref: HYG712 M 280622 JW
- Ballswood Quarry - Agricultural Land and Soils Classification
- Update Bat Roost Survey Report prepared by Kedd Limited. Dated July 2022
- Letter dated 13.07.2022 from Steven Pagett, on behalf of Kedd Limited regarding the Summary of Bat Roost Surveys

Received by the Mineral Planning Authority on 5 August 2022

- Water Management Ponds - Drawing Ref: KD.BLWQ.2.027 Rev A. Dated June 2022 Received by the Mineral Planning Authority on 25 August 2022
- Proposals Plan - Drawing Ref: KD.BLWQ.2.007A. Dated August 2022
- Concept Restoration - Drawing Ref: KD.BLWQ.2.008C. Dated August 2022
- Typical Sections through Area A and B - Drawing Ref: KD.BLWQ.2.D.016B. Dated August 2022
- Section Location Plan - Drawing Ref: KD.BLWQ.2.017A. Dated August 2020
- Updated Topographic Surveys/Current Situation Drawing Ref: KD.BLWQ.2.021A. Dated August 2022
- Updated Topographic Surveys/Current Situation - Areas A and B - Drawing Ref: KD.BLWQ.2.022A. Dated August 2022
- Proposed Full Quarry Design FQD: AREA A - Drawing Ref: KD.BLWQ.2.023A. Dated August 2022
- Proposed Full Quarry Design FQD related to the Permitted Site and Area A - Drawing Ref: KD.BLWQ.2.024A. Dated August 2022
- Restoration Materials - Drawing Ref: KD.BLWQ.2.026A. Dated August 2022 Received by the Mineral Planning Authority on 19 October 2022

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Received by the Mineral Planning Authority on 19 October 2022

- Proposed Route of Permissive Path with Woodland adjacent to Gegin Lane
- 3. Throughout the operational life of the Site, a copy of this permission, including all the documents hereby approved, or subsequently approved, and forming part of the permission, shall always be available at the site office for inspection during normal working hours as set out in Condition No. 9 of this permission.
- 4. This permission relates to the extraction and processing of sand and gravel, associated restoration, landscaping and aftercare works within the area as shown edged in red and labelled 'Area A' on the approved Proposals Plan reference Drawing No. KD.BLWQ.2.D. 007A dated August 2022 and hereinafter referred to as the 'site'.
- 5. Strictly no winning and working of minerals is permitted to take place within the area shown edged in red area labelled 'Area B' on the approved Proposals Plan reference Drawing No. KD.BLWQ.2.D. 007A dated August 2022.

Extraction Limit

- 6. Strictly no winning and working of mineral is permitted to take place below 25m AoD.

Duration

- 7. Mineral extraction shall cease at the site within three years of the date of the commencement of the development hereby approved. The dates of final cessation of mineral extraction shall be notified in writing to the Mineral Planning Authority within 14 days of the said date.
- 8. Restoration of the Site, in accordance with the details set out in the Application, and as maybe subsequently approved under Conditions No. 31 shall be completed within 1 year of the date of the final cessation of mineral extraction at the Site, whichever is the earlier. The dates the completion of restoration shall be notified in writing to the Mineral Planning Authority within 15 days of the said date.

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Hours of Operation

9. The permitted hours of working of the permitted quarry site and associated operations shall be:
0700-1800 hours Monday - Friday, and 0730-1300 hours Saturday

No operations apart from maintenance, or emergency works in connection with the safety of the Site shall be carried out outside these hours, or on any Sunday, Bank or Public Holiday

Dust Mitigation

10. Measures to minimise the emission of dust from the Site shall be maintained at all times throughout the period of mineral extraction. The said measures shall include the dust control methods set out in the chapter 4 'Dust Management' of the approved Dust and Air Quality Assessment dated February 2022 by Kedd Limited.
11. No HGV vehicle exiting the Site (which for the purposes of this condition excludes those vehicles which originate from separate premises at Homesteads Garage, and Dependable Concrete who share the Site access road) shall enter the public highway in a condition which is liable to cause deposits of mud, debris or deleterious materials on the public highway and all HGVs exiting the Site shall be appropriately sheeted. All HGVs shall be cleaned of mud and debris by use of wheel/chassis cleaning facilities on site. The wheel cleaning facilities shall be maintained in a good working order and adequately maintained throughout the life of the development.
12. Within three months from the date of this permission, specification details of the Secondary Wheelwash as shown on approved plan ref: KD.BLWQ.2.D.019 'Additional Internal Concrete Haul Road and Secondary Wheelwash', shall be approved in writing by the Mineral Planning Authority.
13. The Secondary Wheelwash and haul road improvements as shown on approved plan ref: KD.BLWQ.2.D.019 'Additional Internal Concrete Haul Road and Secondary Wheelwash' shall be installed and constructed as approved pursuant to details required by Condition No.12 and shall be completed as approved within three months from the date of the details being approved in writing pursuant to condition No.12.

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Control of Noise

14. Best practice mitigation measures to minimise noise arising from the operations at the site shall be employed at the Site all times as detailed within the approved 'Noise Environmental Scheme' dated February 2022. All vehicles, plant and machinery operated on the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with effective silencers and shall use noise attenuating equipment such as broad band reversing warning devices. Noise mitigation measures shall be monitored and reviewed annually, and additional measures shall be agreed if noise limits as set within Condition No. 15 and 16 are being breached.
15. The rating level of any noise generated by reason of this development shall not exceed 55 dB(A) where background noise levels exceed 45 dB(A). Where background noise is less than 45 dB(A) the noise level shall not exceed the background level (L90) by more than 10 dB(A). The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.
16. During temporary and short-term operations which include soil stripping higher levels are permissible but should not exceed 67dB(A) (1 hour, free field) for periods of up to 8 weeks in a year at the nearest noise sensitive property.

Fixed Plant

17. Notwithstanding the provisions of Part 19 of the Town & Country Planning (General Permitted Development) Order 1995, no fixed plant, structures or building shall be erected or installed within the Site, except in accordance with such details of siting, design and external appearance as may have been previously agreed in writing by the Mineral Planning Authority.

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Pollution and Ground water

18. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground level and protected from accidental damage. All filling points and tank overflow pipe outlets shall be designed to discharge downwards within the bund. There shall be no discharge of oils, fuels, chemicals, contaminated surface water or plant effluent onto any land, watercourse or underground strata.
19. Pollution Prevention Measures as Appendix 4 dated April 2022 of the Planning Supporting Statement Dated May 2022 shall be employed on site at all times and throughout the life of the development.
20. The approved Surface Water Management Plan as set out in Appendix 3 dated April 2022 of the Planning Supporting Statement Dated May 2022 shall be implemented as approved on site at all times and throughout the life of the development.
21. The approved development shall take place within the application labelled Area A in accordance with the approved Written Scheme of Investigation Ballswood Quarry: Proposed Extension Written Scheme of Investigation Document Number B2208.WSI.MIT.01 dated June 2022 by Archaeology Brython Archaeology.

The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). A copy of the report and resulting archive should be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

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Soil Handling

22. No stripping or handling of topsoil or subsoil shall take place within the Site unless a scheme of soil movement and soil management has been submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall clearly identify the origin, intermediate and final locations of soils for use in agricultural restoration together with details of quantities, depths and areas involved. The development shall be implemented in accordance with the approved scheme.
23. Topsoil, subsoil and soil making material shall only be stripped when they are in a dry and friable condition, and no movement of soils shall occur:
 - (a) During the months October to April (inclusive), unless otherwise agreed in writing with the Mineral Planning Authority; or
 - (b) When the upper 1200mm of soil has a moisture content which is equal to or greater than that at which the soil becomes plastic, tested in accordance with the 'Worm Test' as set out in BS 1377:1975 - 'British Standard Methods Test for Soils for Civil Engineering Purposes'; or
 - (c) When there are pools of water on the soil surface.

Ecological Mitigation

24. No development shall take place (including, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Mineral planning authority. The CEMP Biodiversity shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works, pre commencement surveys and the distribution of results.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

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The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

25. An ecological compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.
26. No development shall commence until a Great Crested Newt Conservation Plan covering operation and post-operation has been submitted to and approved in writing by the Mineral Planning Authority. The Conservation Plan shall include, though not necessarily be limited to, the following:
 - a) Details of protective measures to be taken to minimise the impacts during operation.
 - b) Details of timing/phasing and duration of activities.
 - c) Submission of a long-term site management plan that includes:
 - d) defined aims and objectives;
 - e) habitat management prescriptions;
 - f) contingency measures if fish or invasive non-native species (INNS) are detected;
 - g) proposals that are capable of being implemented in the event of failure to undertake or to appropriately implement identified or contingency actions; site liaison and wardening;
 - h) surveillance based on the methodology of results reported through the online Wales GCN Monitoring Scheme;
 - i) licensing requirements for undertaking habitat management and surveillance;
 - j) current and any proposed changes to tenure of the compensation area;
 - k) persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
 - l) reporting requirements; and
 - m) proposed dates for updating or revising the management plan.
 - n) Reporting of the results of Ecological Compliance Audits.
 - o) Details of measures to prevent or reduce incidental capture, injury or killing.

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The Conservation Plan shall be carried out in accordance with the approved details for the life of the development.

27. The mitigation measures as set out in sections 6.1 - 6.7 of the approved 'Ballswood Update Bat Roost Survey Report' dated July 2022 and prepared by Kedd Limited shall be implemented as approved and in full for the life of the development.
28. Prior to the installation of any lighting, a bat friendly lighting plan shall be submitted for written approval to the Mineral Planning Authority. The lighting shall be implemented as approved for the life of the development hereby approved.

Tree Protection

29. Prior to working within 100 metres of trees T2, T3 and T4, trees affected by the development hereby approved shall be afforded necessary protection with appropriate maximum root protection areas, as stated within the approved Arboricultural Survey Report dated August 2020 prepared by Heaton's, Fencing shall be installed in accordance with specifications provided within BS5837:2012 or as otherwise agreed in writing with the Mineral Planning Authority.
30. All existing perimeter hedges, trees, undisturbed ground vegetation and fences shall be maintained and protected and hedges and boundary fences shall be made stock-proof and shall be maintained throughout the life of the permitted quarry operations until the restoration of the site is completed to the satisfaction of the Mineral Planning Authority. Site operations shall not disturb or destroy any retained hedges and trees including boundary hedges and trees, and fences shall be erected and maintained to protect the same. Retained hedgerows within or bounding the site shall be carefully maintained, cut and trimmed when appropriate, at the proper season throughout the period of working and restoration of the site.
31. Within six months of the date of this decision notice, a scheme of restoration for the site shall be submitted to the Mineral Planning Authority for written approval.

The approved restoration scheme shall provide for the following matters:-

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- a) The restoration of the development including treatment, spreading of overburden and soils, fertilisation of the soils, seeding, planting and drainage, location of fences and field boundaries, access tracks and field water supply systems.
 - b) The planting of trees, hedgerows and shrubs, to include the following;
 - i. the location, species, numbers and timing of the planting of trees, hedgerows and shrubs within the site;
 - ii. the methods of planting, protection, maintenance and replacement of trees, hedgerows, and shrubs within the site.
 - c) The location of existing, retained vegetation and woodland areas within the site, including their protection, management and enhancement.
 - d) The final treatment of the quarry floor and haul roads, the removal of buildings, plant, hardstandings and reinstatement of the access onto the highway.
32. Within twelve months of the date of this permission, a detailed 5 year aftercare scheme for the management and maintenance of the restored site shall be submitted to the Mineral Planning Authority for written approval.

The approved aftercare shall:

- a) detail the steps that are necessary to bring the land to the required standard for agricultural use;
- b) provide a strategy for the five year aftercare period which shall specify the steps to be taken and the period in which they are to be take;
- c) Include the provision of a field drainage system;
- d) Provide for an annual meeting between the operator of the site and the mineral planning authority;
- e) Provide for a detailed annual reporting programme which shall evaluate the aftercare works carried out in the previous year, and provide details of the aftercare works to be carried out in the forthcoming year shall be submitted no later than one month prior to the annual aftercare meeting

The approved scheme shall be implemented in full in accordance with the details and timescales set out in the approved scheme.

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33. Any tree or shrub forming part of the approved restoration scheme in connection with the development under Condition 31 of this permission that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the Mineral Planning Authority.

Liaison Committee

34. Within 2 months from the date of this permission, a scheme detailing the terms of reference for a Quarry Liaison Committee shall be submitted in writing for the written approval of the Mineral Planning Authority. The approved scheme shall include inter alia:
- a) the functions and terms of reference of the Liaison Committee;
 - b) a list of potential members;
 - c) suggested venue and frequency of the meetings;
 - d) a mechanism for review.

Permissive Path

35. Within two months of the date of the permission highways mitigation measures shall installed as set out on approved image 'Proposed Route of Permissive Path with Woodland adjacent to Gegin Lane received on 19 October 2022.

Boundary Treatment

36. Within one month of the date of this permission a scheme of boundary treatment at the location of the former Quarry entrance on Gegin Lane shall be submitted for written approval of the Mineral Planning Authority. The approved boundary treatment scheme shall be implemented within two months following that written approval and any approved planting shall be carried out in the next year's planting season.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. For the avoidance of doubt, to ensure that the development is carried out as approved and to assist compliance monitoring.
3. For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved documents and to assist compliance monitoring.
4. For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved documents and to assist compliance monitoring.
5. For the avoidance of doubt, to ensure that the development is carried out as approved and to assist compliance monitoring, and in the interests of the protection of protected trees, and to accord with the provisions of Policy EC4 of the adopted Wrexham Unitary Development Plan.
6. For the avoidance of doubt, to ensure that the development is carried out as approved and to assist compliance monitoring, and to protect water resources and pollution prevention in accordance with policy GDP1(f) of the Wrexham Unitary Development Plan.
7. To ensure certainty for the life of the development, to limit the timescale of operations, and to align with the cessation of mineral extraction permitted at the site under planning permission Reference P/2016/0110, and to ensure that the development and restoration is carried out in a timely manner.
8. To ensure certainty for the life of the development, to align with the cessation of mineral extraction permitted at the site under planning permission Reference P/2016/0110, and to ensure that the development and restoration is carried out in a timely manner.

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9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interests of residential amenity, and to take account that certain essential activities generate unavoidable higher levels of noise. To comply with Policy GDP1 of the adopted Wrexham Unitary Development Plan.
17. To ensure that plant and machinery can be assessed for residential amenity impact and visual impact. To comply with Policy GDP1 of the adopted Wrexham Unitary Development Plan.
18. In the interest of protection of the environment and water resources. To comply with Policy GDP1 of the adopted Wrexham Unitary Development Plan.

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19. For the avoidance of doubt and in the interest of protection of the environment and water resources. To comply with Policy GDP1 of the adopted Wrexham Unitary Development Plan.
20. For the avoidance of doubt and in the interest of protection of the environment and water resources. To comply with Policy GDP1 of the adopted Wrexham Unitary Development Plan.
21. In the interests of archaeology and to secure preservation by record of all archaeological remains which will be impacted by the development in Area A and to accord with Policy EC11 of the adopted Wrexham Unitary Development Plan.
22. For the avoidance of doubt, in the interests of the protection of soil resources on site and in the interest of the retention of existing soils on the site for restoration purposes, and to minimise the impact of the development on the locality and to accord with the provisions of Policies GDP1, EC2 and MW8 of the adopted Wrexham Unitary Development Plan.
23. For the avoidance of doubt, in the interests of the protection of soil resources on site and in the interest of the retention of existing soils on the site for restoration purposes, and to minimise the impact of the development on the locality and to accord with the provisions of Policies GDP1, EC2 and MW8 of the adopted Wrexham Unitary Development Plan.
24. For the avoidance of doubt, in the interests of nature conservation and to accord with the provisions of Policies PS11, GDP1 and EC6 of the adopted Wrexham Unitary Development Plan.
25. For the avoidance of doubt, in the interests of nature conservation and to accord with the provisions of Policies PS11, GDP1 and EC6 of the adopted Wrexham Unitary Development Plan.
26. For the avoidance of doubt, in the interests of nature conservation and protected species and to accord with the provisions of Policies PS11, GDP1 and EC6 of the adopted Wrexham Unitary Development Plan.

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27. For the avoidance of doubt, in the interests of nature conservation and protected species and to accord with the provisions of Policies PS11, GDP1 and EC6 of the adopted Wrexham Unitary Development Plan.
28. For the avoidance of doubt, in the interests of nature conservation and protected species and to accord with the provisions of Policies PS11, GDP1 and EC6 of the adopted Wrexham Unitary Development Plan.
29. In the interest of visual amenity and to ensure protection for the existing natural environment and trees on site, and to accord with the provisions of policy EC4 of the adopted Wrexham Unitary Development Plan.
30. In the interest of visual amenity and to ensure protection for the existing natural environment and trees on site, and to accord with the provisions of policy EC4 of the adopted Wrexham Unitary Development Plan.
31. For the avoidance of doubt, in the interests of the restoration of the site, and to minimise the impact of the development on the locality, in the interests of visual amenity, and to accord with the provisions of Policies GDP1, EC2 and MW8 of the adopted Wrexham Unitary Development Plan.
32. For the avoidance of doubt, to ensure successful restoration and aftercare of the site for agriculture, to minimise the impact of the development on the locality, in the interests of visual amenity, and to accord with the provisions of Policies GDP1, EC2 and MW8 of the adopted Wrexham Unitary Development Plan.
33. For the avoidance of doubt, in the interests of the successful restoration of the Site. In the interests of visual amenity, wildlife conservation and biodiversity, and to accord with the provisions of Policies GDP1, EC2, EC4 and MW8 of the adopted Wrexham Unitary Development Plan.
34. To ensure that there is a mechanism for engaging with the local community to ensure that they are fully informed with regards to activities associated with the quarrying operations and development

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		Decision Date	07/11/2022

hereby approved to encourage improved community and operator relations, and in the interest of local amenity.

35. In the interests of highways and pedestrian safety in accordance with the provisions of Policy GDP1 of the Wrexham Unitary Development Plan.
36. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

HIGHWAYS

Highways, the applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes

QUARRY REGULATIONS 1999

The operator of the quarry is required to adhere to the Quarry Regulations 1999, particular note to Regulation 16 relating to perimeter security around the quarry.

OTHER PERMITS AND LICENCES

The abstraction quantities in the Water Management Summary document confirm that the site would require abstraction licences for the operations that are being carried out. Discharge permits are also likely to be required. The applicant is therefore advised to hold pre-application discussions with the Natural Resources Wales Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the licence/permit requirements. It is important to note that a grant of planning permission does not guarantee that a licence/permit will be granted, should a proposal be deemed to be unacceptable.

In addition to planning permission, it is the responsibility of the operator to ensure they secure all other permits/consents/licences relevant to their development. Please refer to the Natural Resources Wales website for further details. <https://naturalresources.wales/permits-and-permissions/?lang=en>

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DWR CYMRU/WELSH WATER

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption"" 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm