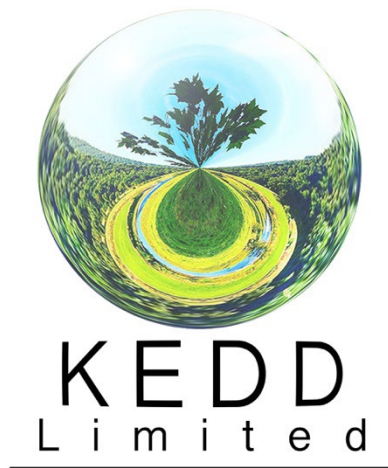




Construction and Environment Management Plan (CEMP)

For

Ballswood Quarry, Gegin Lane, Llay, Wrexham, LL120NU

In respect of Condition 24 of Planning permission ref. P/2022/0448

On behalf of

Cheshire and North Wales Sand and Gravel Ltd

Report Ref – KD.BAL.ER.001

November 2022

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Appendix A – Decision Notice (P20220448)

Appendix B – Proposals Plan (KD.BLWQ.2.D.007A)

Appendix C – Tree constraints Plan (KD.BLWQ.1.D.021)

Revision	Author	Checked by	Date
V1	SP	RS	November 2022

1.0 INTRODUCTION

1.1 Kedd Limited have been commissioned to produce a Construction and Environmental Management Plan (CEMP) in order to discharge Planning Condition 24 of Planning Permission Ref: P/2022/0448 for Ballswood Quarry. Please see the Decision Notice attached at **Appendix A**.

1.2 Condition 24 States:

‘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.*

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’.

1.3 This CEMP document in relation to biodiversity, shall be retained in the site office and will be made available on request.

1.4 The CEMP should be read in conjunction with the Proposals Plan (KD.BLWQ.2.D.007A) shown at **Appendix B**.

1.5 The report also makes reference to the Ecological Survey reports submitted as part of the application process. It should be noted however, that these protected species reports cover a wider area than the approved Area A.

2.0 ECOLOGICAL CONSTRAINTS

Site Location and Description

- 2.1 Ballswood Quarry is located at Gegin Lane, Wrexham, LL12 0NU, and is one of two active sand and gravel quarries in the County Borough of Wrexham. Ballswood Quarry is operated by Cheshire and North Wales Sand and Gravel Ltd.
- 2.2 Area A is comprised of one large arable field which is currently in use for agricultural purposes. There are a number of scattered trees located on the boundary of the site between the extension area and the existing Ballswood Quarry.

Development Proposals

- 2.3 The development involves soil stripping, mineral extraction and restoration of Area A – see Drawing ref. KD.BLWQ.2.D.007A for the proposals. Access to this Area for the purpose of extending mineral extraction from the existing quarry to the west will be achieved through the existing quarry site. The proposed development will release currently sterilised mineral within the permitted planning boundary of the site.
- 2.4 It is anticipated that the Site will release approximately 500,000 tonnes of sand and gravel. Based upon current sales of approximately 500,000 tonnes per annum this means extraction will take place over a period of ~ 12 months with a further six months for restoration.
- 2.5 The proposed operational hours are set out below:
- Monday – Friday: 7:00 – 18.00hrs;
 - Saturday: 7:00 – 13:00hrs; and
 - Sunday and Public Holidays: No deliveries to / from the site.
- 2.6 HGV movements shall not be permitted outside these hours without prior written approval from the Minerals and Waste Planning Authority.

Ecological Context

- 2.7 Ecological information was informed through the review of information provided by the following assessments:

- Preliminary Ecological Appraisal (Heatons, 2021);
- GCN eDNA surveys (Heatons, 2021);
- Breeding Bird Surveys (Heatons, 2021);
- Bat Activity and Roost surveys (Kedd, 2022);
- Reptile Surveys (Heatons, 2021);
- Habitat Regulations Assessment (Kedd 2022); and
- Planning statement (Kedd 2022).

Legislation

2.8 A summary of relevant wildlife legislation is provided in table 3 below.

Table1: Summary of relevant legislation.

Receptor / Species of Concern	Legislation
Bats	All bat species are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
Badgers	Badgers and their setts are legally protected under the Protection of Badgers Act 1992.
Birds	All breeding birds, their eggs, nests and young are protected under the Wildlife and Countryside Act 1981 (as amended)
Reptiles	All reptiles are protected under Wildlife and Countryside Act 1981 (as amended) and Natural Environment and Rural Communities Act 2006 (as amended).
Amphibians	All amphibians species receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). GCN are also protected as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended).

3.0 BACKGROUND OF ECOLOGICAL INFORMATION

Statutory Designated Sites

- 3.1 There are three Statutory Designated Sites located within 2km of the site boundary. The closest of these is the Chwarel Singret Special Site of Scientific Interest (SSSI). This is located approximately immediately adjacent to the quarry plant site and is designated for geological interest.
- 3.2 The Marford Quarry SSSI is located 0.6km to the south-east of the site boundary. This site is designated for its large diversity of lepidopteran species which include a variety of nationally rare species. In addition to this there is a number of floral species indicative of a calcareous sand and gravel substrate, with a range of seral succession stages from bare ground to scrub/woodland.
- 3.3 The Alyn waters Local Nature Reserve (LNR) is located approximately 1.9km to the south-west of the site boundary. The site is designated for its rich meadow habitat, variety of grassland, woodland. Species recorded at Alyn Waters include kingfisher (*Alcedo atthis*) buzzard (*Buteo buteo*), kestrel (*Falco tinnunculus*), fox (*Vulpes vulpes*), adder (*Vipera berus*), grass snake (*Natrix Helvetica*), smooth newt (*Lissotriton vulgaris*) and a variety of bat species.

Non-Statutory Designated Sites

- 3.4 The COFNOD search returned records for seven non-statutory designated sites within 2km of the site boundary. The closest of these is the Ballswood Quarry and Cockpit Wood Local Wildlife Site (LWS) which covers the existing quarry and the wider extending broad-leaved semi natural woodlands.
- 3.5 The Chwarel Marford Quarry SSSI site is also designated as a North Wales Wildlife Trust Reserve.
- 3.6 Burton Tower Lake (LWS) is located 1km north of the site boundary. This site is a fishing lake which has ornithological importance. The lake contains marginal vegetation and is surrounded by broad-leaved semi natural woodland. The site covers approximately 3.1 hectares.

- 3.7 The Nant-y-Gaer and Llay valley (LWS) is located approximately 1.3km to the south-west of the site boundary. The site covers approximately 12.1 hectares and is designated for its broad-leaved semi natural woodland.
- 3.8 The Bryn Alyn and Wormswood (LWS) is located approximately 1.4km to the south-west of the site boundary. This site covers approximately 49.2 hectares and is designated for broad-leaved semi natural woodlands and semi-improved grasslands located along a meander of the River Alyn.
- 3.9 The Hoseley Wood (LWS) is located approximately 1.6km to the south-east of the site boundary. This area covers approximately 16.7 hectares and the site is designated for habitats including broad-leaved semi natural woodlands, marshy grassland, semi-improved neutral grassland and standing water.
- 3.10 Rackery Wood (LWS) is located approximately 1.7km to the north of the site boundary. This site covers approximately 1.8 hectares and is designated for areas of broad-leaved semi natural woodland.

Ancient Woodland

- 3.11 The COFNOD search returned seven ancient woodland sites surrounding the boundary of the site. Six of these are semi-natural ancient woodland sites and one on the southern border is restored ancient woodland site. This particular restored ancient woodland site stretches down to Gresford Lodge, south-west of the quarry site. Further sites include ancient semi-natural woodland located 500m to the south of the quarry over the A483 this remains adjacent along the roadside from Marford down to Gresford Lodge.
- 3.12 To the north there is another small area of ancient semi-natural woodland 1km away from the site. In terms of the other woodland sites, COFNOD showed another 15 sites between 1km-2km away from Ballswood quarry.

Habitats

- 3.13 The site is comprised of one part of a large arable field. This field is typically planted with wheat, however it had been ploughed at the time of the original PEA survey.
- 3.14 There is a Scot's pine (*Pinus sylvestris*) and hawthorn (*Crataegus monogyna*) tree located on the boundary of the site. These trees are to be removed during the works.

- 3.15 There are also three scattered trees located to the north-west of the site boundary. This includes one pedunculate oak (*Quercus robur*), one large-leaved lime (*Tilia platyphyllos*) and one sycamore (*Acer pseudoplatanus*). These trees are all to be retained during the extent of the works. The closest tree is approximately 20 metres from the limit of extraction.
- 3.16 These trees were given the following labels within the Tree survey report;
- **Sycamore (Category B) (Tree 2)** – This tree was assessed as a landscape feature part screening the road and adjacent housing/farm buildings from the existing quarry. This will also become of further screening importance with the proposed eastern extension. This tree was assessed to be in good physiological and structural condition.
 - **Pedunculate oak (Category A) (Tree 3)** – This tree was also assessed as a landscape feature, mainly due to the large crown size screening the road and adjacent housing/farm buildings from the existing quarry. This tree is also important for biodiversity as there are many cracks and crevices within the tree providing nesting suitability for bird species and roosting potential for bats.
 - **Large leaved Lime (Category B) (Tree 4)** - This tree was assessed as a landscape feature screening the road and adjacent housing/farm buildings from the existing quarry. This will also become of further screening importance with the eastern extension. This tree was assessed to be in good physiological and structural condition.
 - **Scot's Pine and Hawthorn (Category C) (Tree 5 and 6)** – These two trees are located next to each other on the eastern boundary of the existing quarry, adjacent to the arable fields. These trees provide limited screening and also provide limited value for biodiversity.
- 3.17 Please see a copy of the Tree constraints plan located at **Appendix C**.

Protected species surveys

GCN eDNA Surveys

- 3.18 GCN eDNA samples were undertaken on four waterbodies. Ponds 1, 2 and 3 were located within the existing quarry and Pond 4 is located approximately 200m to the west of the site boundary.
- 3.19 The results of the GCN eDNA test were negative for all four ponds testing within the site and within 500m of the site boundary. It is not anticipated that GCN would be present within any of the waterbodies scoped out as part of the HSI assessment.
- 3.20 The site contains an existing arable field areas which offers no suitable terrestrial habitat for GCN due to the intensive agricultural practises in place on the site.

Breeding Bird Surveys

- 3.21 A combined total of 33 bird species were observed within the site during the surveys. This total includes the tawny owl recorded as an incidental sighting during a bat activity survey. Of the recorded species, 24 were confirmed as potential breeding species. This indicates that the site has a 'local' level of importance. These breeding bird species include many common and widespread opportunistic species.
- 3.22 However, this survey covered a wider area than the site and therefore it is considered that only a low number of skylarks are likely to impacted by the proposed works.

Bats

- 3.23 Bat activity surveys were undertaken between on the 29th May 2020, 31st July 2020 and on the 13th August 2020.
- 3.24 A total of four species of bat were recorded throughout the site; these were common pipistrelle, soprano pipistrelle, noctule and brown long eared bats.
- 3.25 Mitigation recommendations and enhancements for these species have been outlined within the Bat Survey Report.

Reptile Surveys

- 3.26 No reptiles were recorded during the seven surveys performed for June to August 2020. The surveys were conducted during the desired weather conditions, therefore, it is assumed that there are no reptiles in the areas surveyed.

- 3.27 A peak count of one common toad was recorded onsite during the reptile surveys. A number of grasslands and waterbodies are to be created within the site as part of the proposed restoration strategy. This will therefore increase the habitat diversity for this species within the site and the local surrounding area.

Habitat Regulations Assessment (HRA)

- 3.28 A Habitats Regulations Assessment (HRA) has been produced and submitted in support of the application, at the request of Natural Resource Wales following the pre-application consultation. The HRA screening was to determine whether the proposed development presents any likely significant effects (LSEs) on the qualifying interests of the River Dee and Bala Lake Special Area of Conservation (SAC).

- 3.29 The River Alyn, which is a tributary of the River Dee, is located approximately 240m south of the site. As the proposed development largely covers the existing footprint of Ballswood Quarry, it is not anticipated that there will be any additional impact to the River Alyn. The Natural Resource Wales consultation response stated:

‘However, recognising the specific nature of the proposal, we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC’.

- 3.30 As a result, no further assessment work is considered to be required in order to assess the potential impacts to the River Dee and Bala Lake SAC.

4.0 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN: BIODIVERSITY

Risk Assessment

4.1 The operation activities associated with the development proposals are largely to involve the following:

- The stripping and temporary storage of soils and overburden;
- Extraction of sand;
- Progressive replacement of soils and overburden to achieve restoration formation levels; and
- Cultivation to reinstate agricultural land-use.

4.2 The ecological risk of each activity is assessed and measures for reducing the impact are detailed below. The timings of sensitive works to avoid harm to the main biodiversity features of concern can be found in table 2 below. The requirements for the presence of Ecological Clerk of Works (ECoW) are also identified.

Table 2: Timings of Sensitive Works.

Receptor / species of concern	Timing of works	ECoW presence required
Birds – Clearance of bird nesting habitat (trees, scrub, standing water, ephemeral / short perennial, sand banks)	Between September and February	No ECOW required
	Between March and August	ECOW required
Badgers	Prior to any soil stripping works	ECOW required to check site for any new potential badger setts
GCN/Amphibian mitigation	Prior to any soil stripping works	ECOW required

4.3 Additional precautionary methods to reduce the impact on biodiversity features can be found in table 3 below.

Table 3: Recommended Precautionary Methods.

Receptor / species of concern	Timing of works	Recommended precautionary methods
Badgers	Throughout duration of the temporary bund	If signs of badger are noted, contact ECoW.
	Throughout the works	- Works should be carried out during daylight hours, where possible; - Any open excavations should be covered at night. Or alternatively, before dusk, backfilled or ramped (no steeper than 45°) to prevent animals becoming entrapped; - Any pipes over 200mm in diameter should be capped off at night to prevent animals becoming entrapped; - Ensure no works to be carried out within 30m of known sett within woodland, dense scrub and grassland; and - Any chemicals required for the works should be stored either away from the site or in a secure compound.
Reptiles / Amphibians	Over winter period (October to March)	- Cautious removal of sub - suitable habitat (arable fields) to avoid harming opportunistic reptile and amphibian species; and - Any reptiles / amphibians noted, contact ECoW.
	Over summer period (April to September) – any works undertaken over 5 degrees	If any opportunistic reptiles / amphibians are noted works are to be ceased and should be left to escape to safety.

Vegetation Clearance

- 4.4 To facilitate the proposed extension works on the site, areas of arable field will be removed. In addition, T5 and T6 are also to be removed. This has the potential to impact nesting birds and in the long-term, potentially badgers (in the case that badgers move into the site).

Measures to Minimise Impacts

- 4.5 The contractor shall carefully set out / agree the areas of vegetation clearance with ECoW in advance of commencing the works.
- 4.6 To minimise the risk to breeding birds, sensitive timing of works and / or required ECoW presence will be adhered to during the vegetation clearance and removal of sand banks. Refer to table 2 for the timings of sensitive works.
- 4.7 The CEMP should be read in conjunction with the GCN Conservation plan to ensure the protection of GCN during the works. The largely includes an ecological supervision (ECoW) prior to soil stripping for each phase.
- 4.8 To minimise the risk to badgers, an updated badger survey, will be adhered to prior to the commencement of each phase. Additionally, precautionary measures will be adhered to during the works. Refer to table 4 for details.
- 4.9 All waste / arisings from the vegetation clearance shall be carefully disposed of. Where possible green waste will be composted / recycled either on or off-site.

General Construction Processes (Earthworks and Landscape)

Potential Impacts

- 4.10 Direct and indirect impacts to both protected / notable species and habitats can arise from general construction processes, such as pollution, dust, noise and lighting.

Measures to Minimise Impacts

- 4.11 Good site management, as described below, will minimise the risk of general construction activities to both protected / notable species and habitats.
- 4.12 This will include careful handling and storage of materials to minimise potential pollution, for example:
- Ensuring that chemicals and fuels are sorted in suitable containers;
 - Access routes and temporary lay down areas will be carefully agreed in advance to avoid more sensitive parts of the site;
 - Refuelling, only on hardstanding or other approved areas, away from watercourses and drains; and

- Ensuring that vehicles and plant are secure from leakage and spillage. If spillage occurs, take appropriate action.
- 4.13 Plant and machinery will be properly maintained, with quiet settings / silencers and switched off when not in use. Dust suppression will be carried out as necessary, for example use of water bowser on haul routes during dry periods.
- 4.14 All aspects of works will be conducted in such a manner to minimise the generation and spread of dust and sand into the surrounding area, including the following:
- Stockpiled material will be kept away from the woodland;
 - Stockpiled materials which are susceptible to wind erosion will be dampened down to ensure satisfactory dust control; and
 - Airbourne dust will be kept to a minimum by the regular use of a water spray system and wetting down access roads.
- 4.15 There will be no need for the provision of any additional lighting for the site. The site working hours will be limited to 07:00hrs to 18:00hrs Monday to Friday, and 07:00hrs to 13:00hrs Saturday. Therefore, no night working will be undertaken.
- 4.16 All waste will be managed appropriately, and rubbish and debris removed regularly to keep the site and works clean and tidy. All surplus hazardous materials and their containers regularly removed for disposal off-site in a safe and competent manner and in accordance with relevant regulations.

5.0 BIODIVERSITY PROTECTION ZONES

Bats

- 5.1 As detailed below, the retained areas of trees will be protected with protection zone / fencing in accordance with BS 5837:2021 which will help to reduce disturbance to any roots. Additionally, there will be no night working. No lighting will be used beyond that already existing, located at and around the existing site offices.

Trees / Woodland

- 5.2 To ensure that retained trees are not impacted during the construction phase of the works, the requirement for protection zones / fencing in accordance with BS 5837: 2012 will be reviewed and adhered to during works. This will be required in order to ensure the protection of T3, T4 and T5 during the works.

Responsible persons

- 5.3 The key responsibilities and personnel are set out in Table 4 below, including Project Manager, Site Manager and ECoW.

Table 4: Key Responsibilities.

Name	Responsibility	Role / Comments
Richard Parton	Project Manager	Overall responsibility for the site
Chris Evans	Quarry Manager	Day to day responsibility for construction and implementation of construction-related ecological measures
Steven Pagett – Kedd Limited	ECoW	Day to day responsibility for ecological advice and supervision

- 5.4 An initial pre-commencement meeting will be arranged between the Project Manager, Site Manager and ECoW to discuss the detailed proposals and programme. Any setting out of exclusion areas or fencing, parking, access and storage areas will be agreed prior to construction works commencing. In addition, depending on timings, the need for any update surveys will be reviewed.
- 5.5 Ecological supervision will then be undertaken during the construction works in accordance with this document. The ECoW will maintain regular contact with the Site

Manager via telephone and email. The ECoW will be on call to attend site where unscheduled / unexpected ecological issues arise, where possible.

6.0 SUMMARY

6.1 Kedd Limited have been commissioned to produce a Construction and Environmental Management Plan (CEMP) in order to discharge Planning Condition 24 for Ballswood Quarry.

6.2 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.

6.3 Measures have been provided for breeding birds, bats, amphibians, reptiles and badgers.

A. Risk assessment of potentially damaging construction activities.

Response: please refer to paragraph 4.1 of this document and also to Table 2 of this document.

B. Identification of “biodiversity protection zones”. ***Response: please refer to 5.0 of this document.***

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). ***Response: please refer to Table 3 of this document.***

D. The location and timing of sensitive works to avoid harm to biodiversity features. ***Response: please refer to Table 2 of this document.***

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. ***Response: please refer to Table 2 and Table 3 of this document.***

F. Responsible persons and lines of communication. ***Response: please refer to Table 4 of this document.***

G. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. ***Response: please refer to Table 4 of this document.***

H. Use of protective fences, exclusion barriers and warning signs. ***Response: please refer to paragraph 5.2 of this document.***

7.0 REFERENCES

1. ARG UK (2010). Great Crested Newt Habitat Suitability Index. [Online]. Available at: <https://www.arguk.org/info-advice/advice-notes/9-great-crested-newt-habitat-suitability-index-arg-advice-note-5/file>.
2. British Standard Institution (2012). Trees in relation to design, demolition and construction – Recommendations. [Online]. Available at: <https://beta.bathnes.gov.uk/sites/default/files/2020-01/BS5837%202012%20Trees.pdf>.
3. Edgar, P., Foster, J. and Baker, J. (2010). *Reptile Habitat Management Handbook*. Amphibians and Reptile Conservation: Bournemouth.
4. Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook*. Froglife: Halesworth.
5. Natural England (2015). *Badgers: Protection and Licences*. [Online]. Available at: <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences>.
6. Scottish Badgers (2018). *Protecting Badgers – Guidance for Local Planning Authorities*. [Online]. Available at: https://www.scottishbadgers.org.uk/wp-content/uploads/2021/01/Protecting-Badgers-Guidance-for-Local-Planning-Authorities_Final-7366698.pdf

Appendix A

Decision Notice (P20220448)

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.

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

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

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

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

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

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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	SHROPSHIRE		
	TF13 6BL		

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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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

Appendix B

Proposals Plan (KD.BLWQ.2.D.007A)

Ballswood Quarry

Changes to the Limit of Extraction within the Existing Planning Permission Boundary

Aim of Proposals:

- To avoid the sterilisation of mineral within the Permitted Planning Permission Boundary (Application Boundary)

Please note: this plan represents a combination of the proposals, including both working and restoraton, and should not be read that these would all take place at the same time.

Due to the geological nature of the site, Area A, together with the limited remaining consented mineral, are to be worked concurrently to ensure suitable product splits and blending opportunities of both sands and gravels is possible.

An extensive drilling exercise took place in 2019 which has been geologically assessed to identify the location, nature and quality of remaining mineral contained within the Permitted Planning Boundary (Application Boundary).

The summary of the remaining on-site Sand and Gravel being:

Remaining mineral contained within the permitted limit of extraction (at point of Planning Application submission)	200,000 tonnes
Area A (4.37 Hectares)	500,000 tonnes
Total Additional Mineral Estimate	500,000 tonnes

Note: all proposals are contained within the existing permitted planning boundary



LEGEND

- Proposed Planning Application Boundary
- Existing ROMP / Planning Permission Boundary
- Limit of Extraction (1997)
- Quarry Operational Land
- Current Restoration Areas
- Homestead Garage
- Mount Alyn
- Concrete Batching Plant
- Agricultural Land within the Planning Permission Boundary
- Contours (2m) and Spot Heights
- Surrounding Water Bodies
- Existing Woodland, Trees, Shrubs and Hedgerows
- Existing Buildings, Structures, Roads and Tracks
- Public Rights of Way (PROW)
- Proposals**
- Proposed Additional Extraction Area (Area A) - Total Area: 4.37 Hectares
- Operational Waterbodies / Lagoons

Note: all proposals are contained within the existing permitted planning boundary

CHESHIRE & NORTH WALES
SAND & GRAVEL LTD.


KEDD
Limited

PROJECT:
Ballswood Quarry

TITLE:
Proposals Plan

REF NO:
KD.BLWQ.2.D.007A

DATE:
August 2022

SCALE:
1:5,000 @ A3

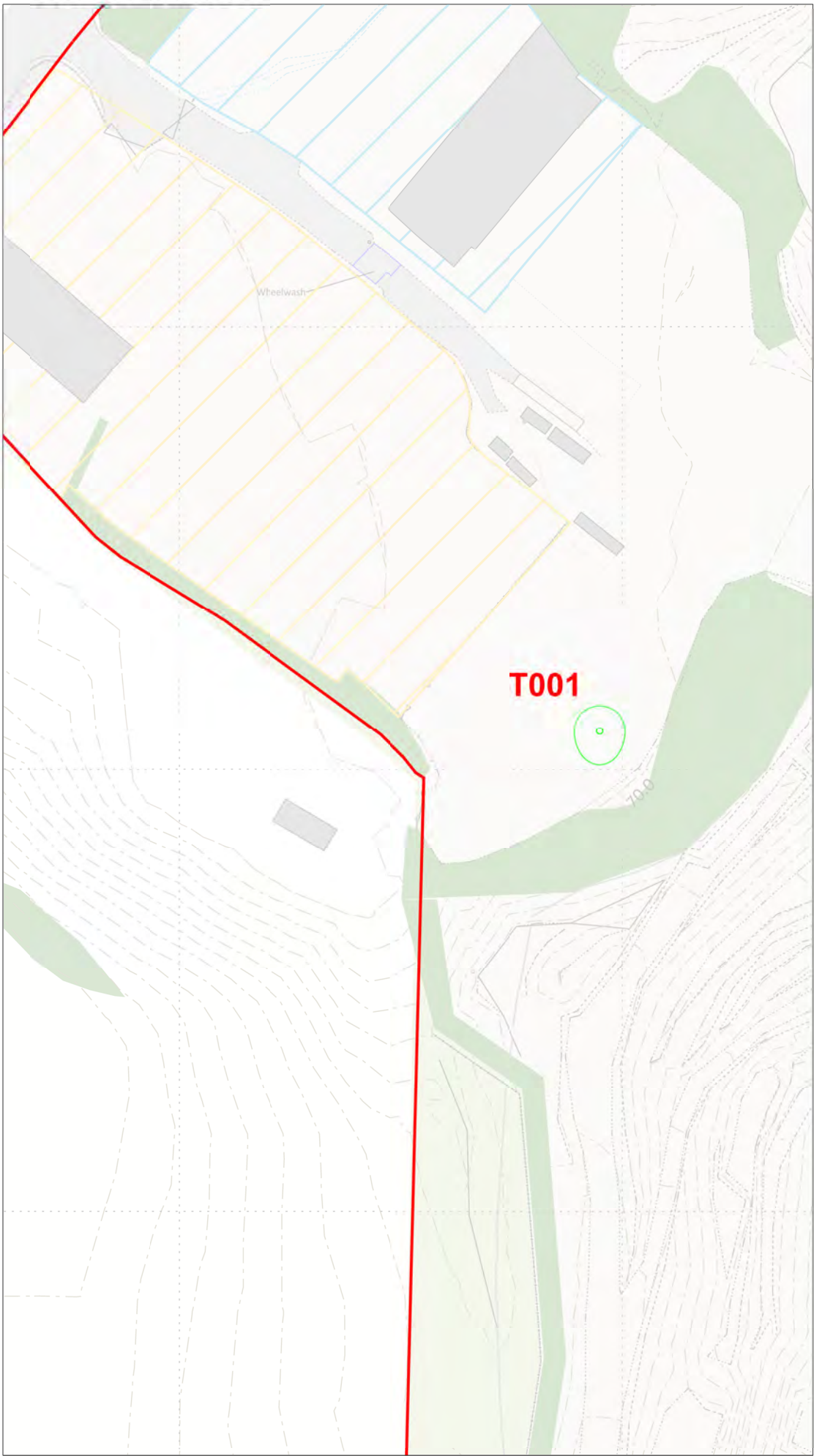
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FINAL



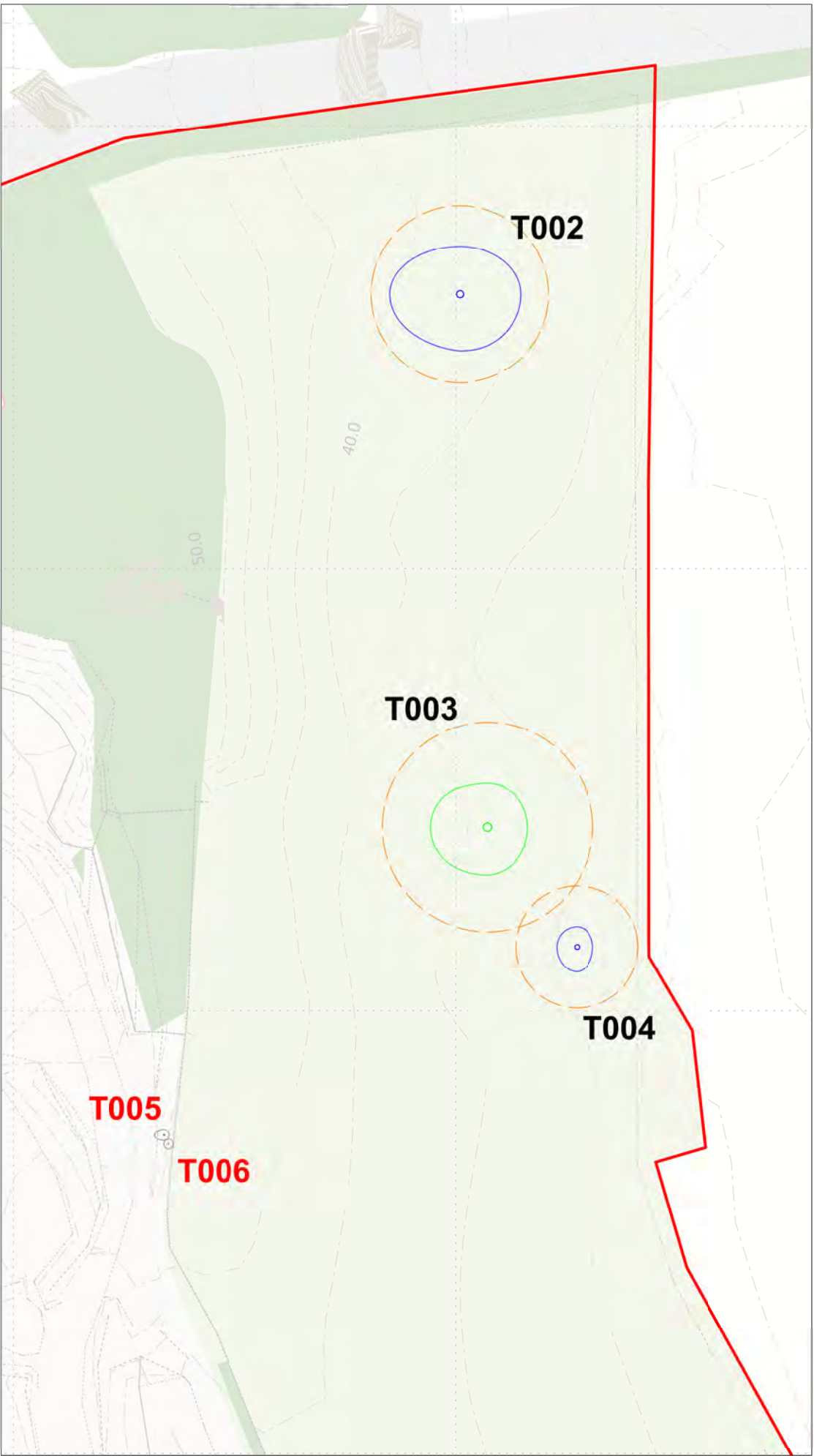
Appendix C

Tree constraints Plan (KD.BLWQ.1.D.021)

INSET PLAN 1: Tree 001



INSET PLAN 2: Trees 002 to 006



LEGEND

Planning Permission Boundary

CATEGORY A TREE

CATEGORY B TREE

CATEGORY C TREE

Proposed Root Protection Area (RPA)

T001

Tree Proposed for Retention

T001

Tree Proposed for Removal

Please refer to Arboricultural Survey Report for detailed assessment.

Planning Environment Design

PROJECT

Ballswood Quarry

DRAWING TITLE

Tree Protection Plan

DATE

August 2020

REFERENCE

KD.BLWQ.1.D.021

SCALE

1:1,250 @ A3

STATUS

FINAL

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