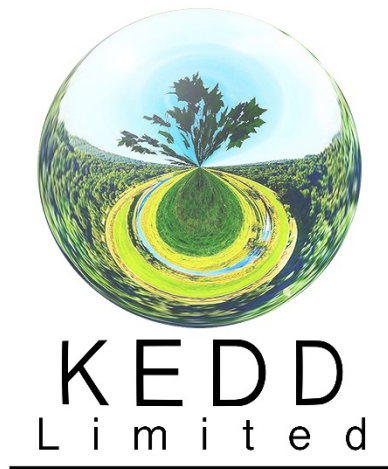




NOISE ENVIRONMENTAL SCHEME

Planning Application for 2No. Changes to the Limits of Extraction within
the Existing Permitted Planning Boundary of Ballswood Quarry *Relating
to Planning Permission ref. P/2016/0110*

at

Ballswood Quarry, off Gegin Lane, Llay, Wrexham LL12 0NU

February 2022

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Contents

1	Introduction	1
2	Site Context	3
2.1	Site Location	3
3	Review of Existing Impacts	5
4	Assessment of Future Impacts	6
5	Environmental Noise	7
5.1	Introduction	7
5.2	Background information	7
5.3	Monitoring procedures	8
5.4	Suppression measures	9
5.5	Proposed noise limits	9

1 Introduction

- 1.1.1 This Noise Statement has been prepared on behalf of Cheshire and North Wales Sand and Gravel Limited (the applicants) in relation to a planning application to enable 2 proposed changes to the extraction boundary of Ballswood Quarry utilising existing quarry infrastructure and access. The proposed development will release currently sterilised mineral within the permitted planning boundary of the site.
- 1.1.2 Ballswood Quarry contains a number of different types of sand and gravel, which are worked from various “faces” within the site. The reason for the 2 changes is to release additional, higher quality reserves of building sand and sand and gravel, than the nature and quality of remaining reserves in the existing quarry.
- 1.1.3 The new planning application boundaries are illustrated on Drawing No. KD.BLWQ.2.D.003 (Referenced as Areas A & B). This drawing also illustrates the permitted planning boundary and associated limit of extraction.
- 1.1.4 The Planning Application falls within the red line boundary of Planning Permission ref: P/2016/0110, which was approved under the Environment Act 1990 Periodic Review of Planning Conditions (09/05/2016). Condition 2 of Planning Permission ref: P/2016/0110 sets out that mineral working is to cease by 22nd February 2042.
- 1.1.5 The proposed areas fall within the red line boundary of Planning Permission ref: P/2016/0110, although outside the permitted extraction area on the approved plans.
- 1.1.6 The proposal does not propose changes to the methods of quarrying at Ballswood Quarry, all development will be within the currently permitted application boundary and will be completed well within the approved end date of mineral working at the quarry.
- 1.1.7 The existing planning permission for operations at Ballswood Quarry (Planning Permission ref: P/2016/0110) already specifies conditions that limit the levels of noise (conditions 9 and 10). However, these conditions are subject to review and will be updated where necessary as part of this statement.
- 1.1.8 Condition 9 sets out the following:

(i) The noise levels to be received at the façade of any noise sensitive premises adjacent to the site shall not exceed 55 dB(A) measured as a One Hour Laeq free field.

(ii) The nominal noise limit set out in 9 (i) may be exceeded to a maximum of 70 dB Laeq One Hour over a maximum period of eight weeks per calendar year, which shall be notified beforehand in writing, for operations involving soil stripping, soil replacement and soil bund formation.

1.1.9 Condition 10 sets out the following:

All existing mobile plant at the site, and any new or additional mobile plant, shall be fitted with appropriate sound reduced reversing alarms.

- 1.1.10 Proposed Area A will move operations closer to properties to the north east at Yew Tree Farm, although this is over 200m at the closest point. Area B will move operations closer to The Homestead (residential property), located adjacent to the existing quarry entrance off Gegin Lane. Given that the current operational status quo will be maintained and there is no history of any complaints regarding sensory impact it is considered that mineral extraction can be undertaken within the 2 proposed changes to the extraction area without causing a significant impact to public amenity from noise arising. Furthermore, the 2 proposed changes to the extraction area accord with Minerals Planning Policy (Wales) Minerals Technical Advice Note (Wales) 1: Aggregates (MTAN1), Buffer Zones guidance. MTAN1 builds upon the principle of Buffer Zones in that "within the buffer zone, no new sensitive development or mineral extraction should be approved." Buffer zones for sand and gravel extraction are set at 100m. Area B is the closest to sensitive receptors but it is proposed to maintain a 100m buffer to The Homestead, located adjacent to the existing quarry entrance off Gegin Lane, in line the MTAN1.
- 1.1.11 The proposal does not propose changes to the methods of quarrying at Ballswood Quarry, will be within the permitted application boundary and will be completed well within the approved end date of mineral working at the quarry.
- 1.1.12 However, for the purpose of providing supporting information for this application, an Environmental Scheme in terms of noise has been prepared. The scheme proposes the procedures to be adopted and outlines the measures to be taken in order to identify, mitigate, control and monitor noise impact. The scheme draws upon operational good practices, recognised good practice, relevant national policy as set out in MTAN1, Planning Guidance (Wales) Technical Advice Note (Wales) 11 Noise (TAN11), Welsh Office, October 1997, other guidance documents and relevant British Standards.

2 Site Context

2.1 Site Location

- 2.1.1 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 (the other being Borrass Quarry).
- 2.1.2 Ballswood Quarry is situated approximately 4 km north of Wrexham, on the eastern edge of the village of Llay. The Quarry has access onto the A483 at its junction with the B5102 some 1.5 km north-east of the quarry. Access is gained on to the B5102 along a short stretch of an unclassified road, Gegin Lane. The stretch of Gegin Lane between the quarry access and the B5102 (Croeshowell Hill) has been improved. The A483 is a dualled highway which provides access south to Wrexham and beyond, whilst to the north the road links with the A55 before continuing in to Chester.
- 2.1.3 Vehicular access to the Quarry is shared with users of Homestead Garage, which is both a vehicle repair and testing business and an HGV haulage yard, a ready-mixed concrete producer, Dependable Concrete North West Limited and Inertia Waste, who operate an inert waste aggregate recycling facility within the Quarry.
- 2.1.4 The access into the Quarry comprises a surfaced road which leads from a bellmouth off Gegin Lane. On entering the site, the entrance to Homestead Garage is on the right-hand side whilst the entrance to the ready-mixed concrete plant and associated offices and carpark is to the left. The surfaced access road then continues to the quarry weighbridge and offices. There is a wheelwash situated on the “exit side” of the main access.
- 2.1.5 The nearest properties that might be affected by quarry activities are situated along Gegin Lane and Straight Mile/Croeshowell Hill (B5102), all of which are to the north, north-west and east of the site, at a minimum of 100m from Areas A and B. The processing plant area is some 540 metres from the nearest properties. These properties lie on the opposite side of Gegin Lane and are separated from the extraction limit by a mature hedgerow (which runs along the southern side of the lane). The levels fall away from the property in a south-easterly direction dropping from c 70 metres aOD at the property to c 55 metres aOD at the top of the extraction boundary before falling sharply into the quarry itself, the floor of which is around 40 metres aOD at its lowest point.
- 2.1.6 Mount Alyn Lodge, the only property which lies to the south of Straight Mile/Croeshowell Hill (B5102), is some 140 metres north of proposed Area A.
- 2.1.7 Yew Tree Farm outbuildings lies some 200 metres to the north-east of Area A (at the nearest

point) with relatively flat agricultural land between the farm buildings and the quarry.

- 2.1.8 The Homestead (residential property) is located adjacent to the existing quarry entrance off Gegin Lane, with Area B being located some 110m to the south.

3 Review of Existing Impacts

- 3.1.1 There are several potentially sensitive residential properties which lie on the immediate periphery of the existing and proposed extended quarry.
- 3.1.2 It is considered that the control measures which are currently being implemented are ensuring that any residual impact is adequately mitigated. However, it is recognised that a more comprehensive control and monitoring strategy, in the form of an Environmental Scheme for noise, would be beneficial which incorporates the existing good practices implemented by the site.

4 Assessment of Future Impacts

- 4.1.1 Future operations would extend closer to the present potentially sensitive receptors but will be within the buffer zone distance of 100m as set out in MTAN1. Further controls will be provided by this proposed environmental scheme.
- 4.1.2 Although it was considered that a full impact assessment was not necessary, it is accepted that there is a need to review and where necessary to update the planning conditions relating to noise within the existing planning permission. It should be noted though, that the existing limits as set out in condition 9 and the details of condition 10, accord with relevant national policy as set out in MTAN1, TAN 11 and relevant British Standards.
- 4.1.3 It is therefore proposed that the existing conditions are retained but supplemented with contemporary guidance, standards and best practice in relation to the control and monitoring of noise. The aim of such updating is to ensure that the applicant can continue to meet its objective, of controlling its noise impacts in accordance with mineral planning, company environmental and community guidance and policies.

5 Environmental Noise

5.1 Introduction

- 5.1.1 The main objective of the applicant in respect of noise generated by the site operations at Ballswood Quarry is to ensure that the environmental noise impact is kept to a reasonably practicable level. This section proposes the procedure to be adopted and outlines the measures to be taken in order to identify, control and monitor the environmental impacts of noise from the site.
- 5.1.2 This scheme is prepared to accompany an application by the applicant for 2 changes to the extraction area, all of which fall within the red line boundary of Planning Permission ref: P/2016/0110, although outside the extraction area on the approved plans.
- 5.1.3 This scheme is produced in accordance with recognised good practice, relevant national policy as set out in MTAN1, TAN 11 and relevant British Standards.
- 5.1.4 The scheme proposes communication procedures to be established between the applicant and Wrexham County Borough Council (WCBC). This will enable any concerns of the local community to be satisfactorily addressed.
- 5.1.5 The scheme shall be reviewed annually and if pertinent, amendments will only be made with the mutual agreement of the applicant and WCBC. The scheme will also be reviewed in the event of significant changes to Welsh Government guidance, planning policy and British Standards.

5.2 Background information

- 5.2.1 The noise limits provided in this scheme are in accordance with MTAN1, TAN 11 and relevant British Standards.
- 5.2.2 Noise limits shall apply to any privately owned, occupied residential property.
- 5.2.3 Noise limits do not apply to properties which are in the direct control of the applicant.
- 5.2.4 In the event that access cannot be obtained to undertake noise monitoring at the selected location then measurements will be carried out at either another representative position or at a suitable location on the site boundary. Calculations will then be made in accordance with the distance adjustment methods outlined in BS5228-1: 2009 + A1: 2014 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise', to demonstrate compliance with the permissible levels. Corrections will be made for any afforded topographical, ground / air absorption effects or barrier attenuation.

5.3 Monitoring procedures

- 5.3.1 Monitoring will be undertaken in the event of a strident complaint being received by the applicant or WCBC, then the party receiving the complaint shall inform the other without undue delay.
- 5.3.2 Upon receipt of the complaint, the applicant will instigate an immediate investigation with WCBC being kept fully informed of such investigation and subsequent remedial action taken.
- 5.3.3 All complaints will be investigated by the applicant's site management or other nominated site personnel, with a report back to the person making the complaint. Whenever possible, all complaints will be responded to on the same day.
- 5.3.4 Where no obvious cause for complaint can be identified, then monitoring when applicable will none the less be undertaken as a matter of urgency in order to determine if an infraction of the permissible levels has occurred.
- 5.3.5 The instrumentation used to monitor the noise levels will meet the Class 1 standard specified in BS EN 61672: Part 1 2013.
- 5.3.6 The monitoring will be undertaken with reference to the methods and procedures provided specifically in clauses 5.1, 6.2 and 6.4 of BS 4142: 2014, 'methods for rating and assessing industrial and commercial sound' (British Standards Institution 31.10.14) and BS5228-1: 2009 + A1: 2014 Annex G, at times when it is known that the site is fully operational. In summary, measurements will be made in accordance with the procedure below:-
- 5.3.7 The instrumentation will be calibrated on site both before and after use in accordance with the manufacturer instructions using a UKAS certified acoustic calibrator;
- measurement height between 1.2 to 1.5 metres above the ground;
 - instrument setting - fast time response and A weighted;
 - 15-minute measurement periods; and
 - recorded measurement parameters - LA10, LA90 and LAeq.
- 5.3.8 In the event that the permissible levels are exceeded, the applicant will inform WCBC of the occurrence and of any mitigating measures taken to reduce the impact. Any further action required will be agreed between both parties.
- 5.3.9 Should it be found that the permissible levels are not exceeded but a subjective assessment made by the applicant or WCBC deems the complaint to be justified, then action as agreed between the three parties shall be defined and implemented in order to arrest the situation.

- 5.3.10 All complaints received by the applicant concerning any of the environmental impacts detailed in the monitoring scheme will be recorded in the site complaint log, which will be available for inspection by authorised officers of WCBC upon request.

5.4 Suppression measures

- 5.4.1 Best practicable means will be adopted to ensure that static and mobile plant will be suitably noise attenuated and maintained. Checks of mobile plant, including inspection of the vehicles transmission, exhaust and hydraulic systems will be carried out as part of the sites planned preventative maintenance programme.
- 5.4.2 If site conditions dictate that ancillary diesel driven equipment be employed eg. mobile plant, water pumps etc. the equipment will be suitably silenced to ensure that noise generated by such equipment does not give rise to an increase above the agreed permissible noise levels.
- 5.4.3 No mobile plant will operate using intrusive audible reversing alarms with reversing warnings fitted with appropriate sound reduced reversing alarms.

5.5 Proposed noise limits

- 5.5.1 The maximum daytime noise limit shall be:
- i. 55dB(A) (1 hour, free field) where the background noise level exceeds 45dB(A) or
 - ii. Where the background noise level is less than 45dB(A) the noise limit shall be 45dB(A) + 10dB(A) (1 hour, free field)
- 5.5.2 During temporary and short-term operations 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.