

Kevin Hughes
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 1st March 2016

Dear Mr Hughes,

**PERIODIC REVIEW OF PLANNING CONDITIONS IMPOSED UNDER PLANNING PERMISSION
CODE NO LLA CB/1997/1013
BALLSWOOD QUARRY, CAE MAWR LANE, LLAY, WREXHAM, LL12 0NU**

Thank you for consulting us on the above review of permission, which we received on the 11th February 2016.

We are unable to comment fully on the Review of Old Mineral Permission application for Ballswood Quarry as there is no technical information to support the application. However, we have the following comments:

Groundwater Quality Protection

The sand and gravel operations are overlying a Principal and Secondary A aquifer and is also located within a Source Protection Zone 3 for a public water supply. From the information submitted it is not clear if the site is dewatered to work the mineral – please confirm the need for dewatering. If the site is dewatered (on a regular basis), a Hydrogeological Impact Appraisal will be required (see requirements and guidance below). There is no information of pollution preventions measures employed at the site and how the surface water and site run-off is managed and disposed of.

Ballswood Quarry lies within the River Dee Water Protection Zone. Under the 'Water Protection Zone (River Dee Catchment) (Procedural and Other Provisions) Regulations 1999', this site may need consent (permission) from NRW, to carry out a 'controlled activity' in the River Dee Water Protection Zone. A Water Protection Zone is an area where certain activities are banned or restricted to reduce the risk of polluting drinking water. In this case the controlled activity is storing or using controlled substances in quantities above a specific threshold. For further information on DPZ consents, the operator should contact Chiara Caserotti, Environment Officer within our Buckley office on 0300 065 3819. We would recommend that a condition is included within any reviewed permission that:

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 should be at least

equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should 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 should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

From our records we note that there are two historical landfilled areas within the site boundary and an active Permit for waste activities – please explain the impact the workings will have on the old landfilling areas and the active permit.

The submitted map indicates phasing of the site working, but there is no explanation of the phasing timing and to what depths they will be worked – this information should be submitted to understand the workings of the site.

Technical information requirements:

1. Hydrogeological Impact Appraisal (HIA) – The HIA should consider the dewatering requirements at the site. We have guidance which explains the requirements of the HIA and this can be downloaded from our website:

<https://publications.environment-agency.gov.uk/skeleton/publications/ViewPublication.aspx?id=33e7453d-ba4a-4809-a2fb-66f3a5690372>

or “Hydrogeological impact appraisal for dewatering abstraction” (Environment Agency Science Report SC040020SR1, April 2007).

2. Water Feature Survey with a radius of 300m from the site boundary and to include feature within the site boundary (see details below on requirements).

3. Water Management Plan – this should consider the surface water drainage and disposal around the site and dewatered groundwater.

4. Pollution Prevention Measures – details and method statements to prevent pollution entering the controlled waters.

Requirement for a Water Feature Survey

The developer must undertake a preliminary site assessment, which should include the following:

- Identification of all water features both surface and groundwater (ponds, springs, ditches, culverts etc.) within a 300 metres radius of the site.
- Use made of any of these water features. This should include the construction details of wells and boreholes and details of the lithology into which they are installed;
- An indication of the flow regime in the spring or surface water feature, for example whether or not the water feature flows throughout the year or dries up during summer months;

- Accessibility to the spring/well;
- This information should be identified on a suitably scaled map (i.e. 1:10,000), tabulated and submitted to the Environment Agency. It would be useful for the developer to photograph each of the identified water features during the survey.

Based on the results of the survey the applicant must assess the likely impacts from the development on both quantity and quality of the surface water and groundwater. This should take into consideration both the preferred methods of construction and the assumed hydrogeology in the vicinity of the development.

We may require identified groundwater features to be monitored during the proposed workings. We would therefore recommend that the survey be undertaken as soon as possible to enable the developer to carry out suitable baseline monitoring prior to the commencement of workings at the site.

Ecology

We consider that the proposed condition, condition 12 to be satisfactory for the purposes of safeguarding protected species on site. However, we would also advocate the inclusion of a condition in respect of biosecurity, suggested condition as follows:

Prior to the commencement of mineral working area or area which was undisturbed at the date of this permission a biosecurity risk assessment shall be undertaken and submitted to the Mineral Planning Authority. Any such assessment shall consider both invasive non-native species of fauna and flora and diseases. The conclusions of the assessment shall be used to inform the manner in which operations are carried out, the details of which shall be provided in writing for prior approval of the mineral planning authority. Implementation shall be in accordance with approved submissions.

As the reviewed permission is within or may affect a Landscape of Outstanding/Special Historic Interest, this is a material consideration in the planning process and must be given due regard when reaching a determination.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS
Swyddog Cyswilt Cynllunio / Planning Liaison Officer
 Eboest/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**

