



Appendix 22 Minerals Update

Hawkins, Stephenie (Bilfinger GVA)

From: dan@dlwalker.net
Sent: 06 October 2016 09:45
To: Mike Cunningham - MDG
Cc: Hawkins, Stephenie (Bilfinger GVA)
Subject: Minerals at Llay - 2016 Layout
Attachments: Sterilised Areas 2016 layout Rev B.pdf

Our ref: DW/CEW - L35/I

Mike

Further to your emails of 12 March and 15 May 2016, we have considered the revised layout for the scheme at Home Farm, Llay (as shown on plan the Landscape Strategy Diagram), against the geology (as documented from published literature and on site investigations) and would report as follows:-

With reference to plan L35/05B attached, elements of the site are still situated within the MSA as identified within the adopted UDP.

On instruction from the LPA the developer undertook trial pit investigations which were reported to the LPA on 8 August 2014. These investigations confirmed that the northern elements of the site within the adopted MSA are barren, and areas where sand and gravel is present is concealed beneath significant thicknesses of boulder clay deposits (overburden materials), to render the sand and gravel financially and practically unviable to recover.

On the basis of the above the modified resource block shown on the attached plan shows a more constrained resource block than indicated in April 2014.

The area in the south east of the site between the green space and the eastern perimeter is too narrow to be considered workable under any consent and therefore remains outside the resource block.

When the green space areas shown on the Landscape Strategy Diagram are considered along with stand offs to other constraints as documented through the April 2014 report, a theoretical extraction area of 3.4 hectares could be available; however, the shape of the area (edged in orange on the plan attached) is not considered to be practicable for a minerals extraction scheme.

The significant depths of soils and overburden identified in the August 2014 trial pit investigations are still considered prohibitive to a viable extraction scheme.

In terms of the resource estimations, the full depth of the sand and gravel deposits were not proven in August 2014 and therefore most likely thickness remains as 6m as per the April 2014 report.

Excluding the open spaces showed in the Landscape Strategy Diagram, the resource block extends to 3.42 hectares. This was 3.3 hectares in the 2014 report, and has increased due to the change in development layout. The 2014 resource figure was circa 170,000 tonnes, and the figure is now estimated at circa 200,000 tonnes. This change is considered negligible in the wider context of the landbank figures.

Including the open spaces showed in the Landscape Strategy Diagram, the resource block extends to 4.15 hectares. This was 5.08 hectares in the 2014 report but has been reduced as result of the trial pit investigations reducing the size of the overall resource block within the adopted MSA. The 2014 resource figure was circa 390,000 tonnes, and the figure is now estimated at circa 320,000 tonnes.

Using the same assumptions as para 4.3.4 of the 2014 report the off site sterilisation figures is estimated at 230,000-260,000 tonnes (was 200,000 tonnes in 2014). This figure has increased due to the change in development layout. Again, this change is considered negligible in the wider context of the landbank figures.

We are therefore of the opinion that the conclusions drawn in Section 7 of the April 2014 stand, that the minerals cannot be recovered on a practicable or financially viable basis, and therefore no exploitable reserves exist within the development site indicated.

The scope for impact on the adjacent safeguarded site, would be slightly increased, but not to any extent that it would make any minerals extraction scheme on the adjacent area unviable (subject to planning).

By extension we are of the opinion that the revised proposals do not conflict with the provisions of Policy MW9 of the Wrexham UDP 2005. Any deposits that are present remain concealed under overburden materials that are too thick to allow the minerals to be recovered on a practically or financially viable basis, either on a standalone basis or before any other development at the site.

We trust this is satisfactory, however should you have any queries, please do not hesitate to contact us.

Yours sincerely

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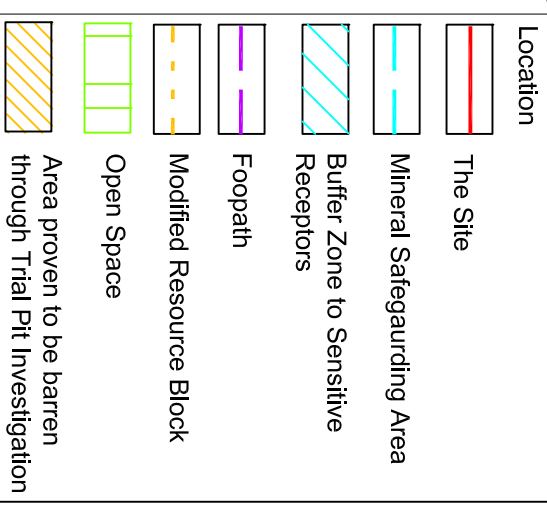
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