

CAER GLAW QUARRY, GWALCHMAI

**PROPOSED EXTENSION TO THE QUARRY AND CONSOLIDATION OF PLANNING
CONDITIONS FOR HOGAN AGGREGATES LTD AND CAER GLAW LTD**

PLANNING SUPPORTING STATEMENT

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The logo for House Associates Environmental Planning is located in the bottom right corner of the page. It consists of a solid red rectangular background. On this background, the words "house" and "associates" are stacked vertically in a white, lowercase, sans-serif font. Below the word "associates", there is a small white icon of a house with a chimney. Underneath the icon, the words "environmental planning" are written in a smaller, white, lowercase, sans-serif font.

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1. INTRODUCTION

- 1.1. This Planning Statement has been produced to support a planning application for a proposed extension to Chwarel Cae'r Glaw Quarry, Gwalchmai, together with the consolidation of this new extraction area with the extant mineral planning permission in force on the wider quarry area. Subject to planning permission being granted for this application, the applicants will agree to relinquish the proposed extension to the north west of the quarry in respect of which, under Application No. 48C79J, Anglesey Council resolved to grant permission subject to a Section 106 agreement on 2nd December 2019. The Section 106 agreement has not been completed.
- 1.2 The proposed extension to the quarry was subject to a pre-application advice request to Anglesey County Council in July 2021. Consequently, following detailed ecological investigation, an area of valley mire was identified at the eastern part of the then proposed quarry extension area. In order to ensure that this important ecological feature is not harmed, a revised boundary for the quarry extension is now proposed which effectively moves the quarry extension 350 metres to the west. The revised location has been subject to a detailed hydrological study which determined the extent of the stand-off required to ensure the hydrological integrity of the mire.
- 1.3 This application involves an area of land extending to some 6.89 hectares to the north west of the existing operational area of the quarry. This land is of a lesser ecological value than the land involved in the aforementioned previous extension proposal.
- 1.4 This application is submitted jointly by the Hogan Aggregates Ltd of Hogan House, Cyttir Lane, Bangor, Gwynedd LL57 4DA and Caer Glaw Ltd, Estate Office, Bodorgan, Anglesey, LL62 5LP.
- 1.5 House Associates have been engaged to assist the applicants in the preparation of this planning application and to coordinate the supporting environmental appraisal.
- 1.6 The following documents make up the planning application that has been submitted to Anglesey County Council (ACC), the determining planning authority:
 - Planning Application, Planning Statement with Plans and Application Forms;
 - Pre Application Consultation Report
 - Welsh Language Statement; and
 - Environmental Statements in respect of Ecology, Landscape and Visual Impact, Heritage, Noise and Air Quality and Hydrology
- 1.7 The planning application forms and certificates are contained in Appendix 1 of this Statement and the following plans are contained in Appendix 2:
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- 1.8 In June 2021 a request for a Screening Opinion regarding this application was submitted to Anglesey County Council in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. (SCR/2021/38). On the 16th June, the Council decided that an Environmental Impact Assessment was not required.

2 SITE DESCRIPTION AND PLANNING HISTORY

2.1 Site Location

- 2.1.1. Cae'r Glaw Quarry is situated approximately 750 metres to the north west of the village of Gwalchmai. The Quarry is surrounded by open agricultural land which is of predominantly low-grade agricultural land utilised for grazing; to the north and east of the quarry, the land is undulating. The application site lies to the north east of the current operational quarry and proposes an extension to the existing northern face of the quarry, as illustrated in Plan 1. The application also seeks the consolidation of the extant planning permission for the wider quarry area, the conditions relating to which are set in Appendix 1 of this Statement
- 2.1.2 Cae'r Glaw Quarry is accessed directly from the A5 via a substantial access road and junction designed to accommodate Hogan quarry vehicles, traffic associated with the Hanson Concrete Batching Plant and the Local Authority Waste Recycling facility which abuts the southern boundary of the site.
- 2.1.3 Plan 2 illustrates the general location of the site and the proposed quarry extension, edged in red. The blue line denotes the land which is in the control of the Hogan Group. The plan also illustrates the previously consented extension (48C79J) edged green. The plan also shows, edged yellow, the proposed quarry extension subject of the pre-application advice in July 2021.
- 2.1.4. The application site is located within a Special Landscape Area (SLA) in the Anglesey and Gwynedd Joint Local Development Plan 2017. This designation covers the whole of Anglesey outside of the Anglesey Coastal Area of Outstanding Natural Beauty. There are no SSSI's in the vicinity of the application site. The nearest SSSI, Y Werthr, lies 1000 metres to the north west. Cors Bodwrog SSSI is situated 1500 metres to the east of the Quarry. Given the distance of these SSSI's from the quarry, it is not anticipated that there will be any impact on their integrity.
- 2.1.5 As illustrated by Plan 2, the quarry complex occupies an extensive area. The land in the operational control of the Hogan Group consists of the current operational quarry, quarry buildings and areas of restored and partially restored land. The proposal subject of this application represents a logical extension to the existing quarry with less environmental impact than the extension which Anglesey County Council resolved to approve in 2019. It also offers the opportunity for the progressive restoration of both the existing and proposed quarry.
- 2.1.6. The application site is not overlain by significant glacial deposits and the surrounding terrain is undulating in nature, characteristic of the drumlin fields found in this part of the island where the bedrock is overlain by extensive superficial deposits of boulder clay. The proposed extension area rises to a height of 75 metres above AOD before the land falls to the north. The eastern boundary falls to 65 metres AOD where it abuts a dry valley mire feature which will be retained. The higher ground to the north of the proposed

extension will not be affected and will ensure that no additional viewpoints will be created to the west of the site.

2.2. Planning History

2.2.1. The application site is a granite quarry that has been for over 70 years. It currently produces crushed aggregate products for use in construction applications and has also produced rock armour for sea defence works. The wider quarry site also accommodates a construction/highway waste recycling facility operated by the applicant company in addition to a concrete batching plant managed by another operator as a result of the division of the quarry following the relinquishing of the quarrying operation by the previous operator. The following provides the site's relevant planning history.

2.2.2 Application 48C79J

Application to extend the existing quarry and consolidate historical planning permissions.

Approved subject to Section 106 Agreement 2/12/2019. The Section 106 agreement has not been completed, thus the planning permission has not been issued.

2.2.3 Application No. 48C79F/VAR

Application to vary condition 14 of planning permission 48LPA627A/CC so as to be in accordance with current planning policy guidance. Approved: 19/02/2014

2.2.4 Application No. 48/LPA/627A/CC

Determination of conditions attached to IDO permissions 47/V/14/48 and 55/V/37/48 in respect of Cae'r Glaw Quarry, Gwalchmai. Approved: 06/06/1994

2.2.5 Application No. 55/V/37/48

Interim Development Order permission to extract hard rock.

Approved: 29/06/1948

2.2.6 Application No.47/V/14/48

Interim Development Order to extract hard rock

Approved: 05/03/1948

3 THE PROPOSED DEVELOPMENT

3.1 Application Details

3.1.1 The application seeks permission for an extension to the north of the existing quarry. The base of the existing quarry lies at some 55m AOD. It is proposed that the quarry will be extended northwards to the 65m AOD contour. To the west of the quarry, there is higher ground which reaches 76m AOD. This high ground will be retained to ensure that it provides a natural topographical flank to the quarry extension and will completely screen the quarry void from any views from the west of the site. The eastern boundary of the extension will be formed by an existing dry valley mire. From the mire, the land rises eastwards to 75m AOD, thus screening the quarry from any views from the east of the site.

3.1.2 It is proposed to commence the proposed extension concurrently with quarrying within the existing site. The extension will produce over its life 1,235,500 m³ or 3,335,000 tonnes of rock and 139,500 m³ of overburden. It will be worked in six defined phases at a rate of 200,000 tonnes per annum as illustrated on Plans 3A -3F. The extension will be restored progressively as benches are worked out, thus by the time that extraction is completed, the site will already be largely restored.

3.1.3 Phase 1 2024 - 2027 Plan 3A

The mineral reserve in Phase 1 amounts to 460,000 tonnes which will be worked concurrently with the remaining reserves in the existing quarry which presently amount to 1 million tonnes. The overburden to be stripped from Phase 1 amounts to 22,500 m³. This will be removed and placed directly on the worked-out bench to form final restoration material in the south east of the quarry.

3.1.4 Phase 2 2027 - 2032 Plan 3B

Phase 2 will be worked in a north easterly direction, extracting a reserve of 530,000 tonnes of mineral. The overburden strip of 20,000m³ will be used to complete the restoration of the south eastern face.

3.1.5 Phase 3 2032 – 2036 Plan 3C

Phase 3 will proceed in a north easterly direction with an estimated reserve of 560,000 tonnes. It is proposed that the 20,500 m³ of overburden and soils will be placed along the north west boundary of the quarry where it will be seeded and fenced off as illustrated on section H-H. This material will form an outer flank to the quarry to screen views from the west. It will be ultimately used as restoration material for the upper benches, once quarrying is complete.

3.1.6 Phase 4 2036 – 2040 Plan 3D

This phase of quarrying will progress as illustrated on Plan 3D and will involve the extraction of 605,000 tonnes of mineral reserve. The 20,500 m³ of overburden and soils will be placed in the storage area along the north west flank of the quarry and utilised as material for the final restoration.

3.1.7 Phase 5 2040 – 2044 Plan 3E

3.1.8 The penultimate phase of quarry extraction will yield a volume of 800,000 tonnes. The soils and overburden (27,000 m³) will be stored along the north west flank and used within the final restoration works to establish vegetation on the worked-out bench structure.

3.1.9. Phase 6 2044 -2046 Plan 3F

3.1.10 The final phase of extraction will yield 380,000 tonnes. The overburden (29,000 m³) will be stored along the northwest flank of the quarry and will be used within the final restoration works.

3.1.11 Mineral extraction from the northern extension will be processed in close proximity to where it is extracted through the use of mobile crushers. The resultant material will be graded into different product sizes by means of mechanical screening. The product will then be stockpiled according to size within designated areas of the quarry floor prior to distribution to customers.

3.1.12 The principal approach to the restoration of the site will be to deposit quarry waste/fines together with stripped soils on worked out benches to depths of 1-2 metres, depending on access constraints. It is also proposed that similar material will be over-tipped from the bench above to form a natural angle of repose. The use of materials originating on site for restoration will ensure that the ecological character of the quarry is consistent with non-quarried adjacent land. Further details of the restoration concept are contained in Section 3.2 of this Statement.

3.1.13 An essential element of the detailed quarrying concept is the retention of the higher ground which forms the western flank of the proposed extension. It is proposed that this land remains in use for agricultural grazing and thus the western edge of the quarry will not be visible from any public viewpoint. The outer flank of the proposed overburden storage area will be modelled to tie in with the existing contours and grass seeded. Once grass has established, it will be continue to be grazed, thus maintaining the natural appearance of the quarry flank.

3.1.14 Once mineral extraction is complete, the remaining open benches will be backfilled with quarry material to a depth of 1-2 metres and, as previously discussed, will be allowed to regenerate naturally. In order to ensure that vegetation is successfully established, a Landscape and Ecological Management Plan (LEMP) has been prepared for the site and is submitted as part of this application. This will establish the nature conservation objectives for the site and ensure that it is managed to optimise heathland habitat on site and make a positive contribution to biodiversity within the local environment.

3.2. Site Restoration, Aftercare and Afteruse

Restoration Concept

- 3.2.1** Within the current confines of the existing quarry there has been little progressive restoration of the existing quarry workings due for the need to keep benches open for access. This new application provides the opportunity to achieve the progressive restoration of worked out benches to ensure that quarry faces and benches are softened by the placing of waste quarry material on them and by a combination of seeding and natural regeneration.
- 3.2.2** Currently the most significant views of the quarry workings are from the west of the site, as illustrated in Photoview 3 in the Landscape and Visual Impact Assessment. From this vantage point, a large part of the eastern quarry face is clearly visible. In this application it is proposed that, within the first five years of the commencement of the quarry extension, these faces are softened by utilising soils that are currently stored in the south east of the quarry and, where practicable, soils stripped from Phases 1 -3 of the extension area. It is proposed that material is placed on benches to a depth of 2-3 metres. This will be loose tipped to give a natural effect. Where feasible, it is also proposed that material is over-tipped on the bench above to create a varied height of substrate and which will appear more naturalistic when viewed from a distance.
- 3.2.3** It is envisaged that the soils will be allowed to naturally regenerate, which is the optimum restoration solution as the regeneration will consist of species indigenous to the locality thus likely to contain both gorse and other heathland species which form the natural flora around the quarry.
- 3.2.4** Should natural regeneration not be successful however, then seeding will be considered. Any seeding would be undertaken in full consultation with the County Ecologist.
- 3.2.5** During Phase 1 of the mineral extraction, overburden stripped from that face will be placed directly on the worked-out bench as illustrated by Plan 4A. Again, this will be left to regenerate naturally.
- 3.2.6** During Phase 3, soils and overburden will be placed in the lower worked out benches as indicated on Plans 4A.
- 3.2.7** In the previous application for the north western extension to the quarry, it was proposed that a new heathland habitat would be created to compensate for the loss of

habitat that would ensue. As part of this application, it is proposed that this concept is retained. It is envisaged that this area will be retained until the end of Phase 2 to facilitate storage of any soils and overburden which cannot be directly placed during Phases 1 and 2 of extraction. During Phases 2 and 3, this will be reprofiled and restored to form a new heathland habitat.

- 3.2.8 During Phases 4, 5 and 6, soils and overburden will be directly placed along the north western boundary. This material will be stored behind the green flank established in Phase 3, thus ensuring that this is not visible from views from the west. This material will then be utilised to restore the upper benches once all quarrying is completed. This material will be used to restore the immediately adjacent worked out benches. Again, this material will also be allowed to regenerate naturally.
- 3.2.9 Along the south east boundary of the existing quarry, there is a well-established thicket of Goat Willow. During the operational life of the quarry, the control of this will be vital to ensure that the proposed heathland habitat does not become colonised by scrub tree vegetation.
- 3.2.10 A fundamental benefit of this application is that the existing heathland to the north west of the quarry, which was subject to the previous application, will be retained and managed. This northern quarry extension proposed will not result in any net loss of heathland habitat and will allow for the retention of 6 hectares of heathland habitat and the creation of 0.5 hectares of new heathland habitat, the majority of which will be established during the operational life of the quarry extension.

Aftercare and Management

- 3.2.11 A rolling five-year aftercare period will be applied to all areas subject to restoration works. Each area will be monitored on an annual basis to ensure that the natural regeneration proposed in the paragraphs above is successful. Where remedial works are required, these will be discussed with the Minerals Planning Authority and any necessary reinstatement carried out at the appropriate time.
- 3.2.12 In order to ensure that the progressive restoration proposals succeed, a 30-year Landscape and Ecology Management Plan has been prepared for the site and submitted as part of this application providing details of how the land will be managed both during and post extraction.

3.3 Economic Benefits

- 3.3.1 In February 2014, the Welsh Government issued Technical Advice Note 13: Economic Development (TAN 13). The Advice Note states in Para 1.2.1 that:

“The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence it is essential

that the planning system recognises, and gives due weight to, the economic benefits associated with new development”

- 3.3.2 TAN 13 advises that in assessing the economic benefit of development, Local Planning Authorities should consider development proposals in terms of alternative sites, jobs accommodated and special merit (the special contribution that the proposal would make to policy objectives).
- 3.3.3 TAN 13 recognises that the creation of jobs is beneficial to the economy and even more so in areas of disadvantage. Anglesey has historically been reliant on agriculture and tourism to provide employment. However, agricultural employment has significantly declined in recent years and jobs in tourism tend to be seasonal and relatively low paid, thus the retention and creation of jobs in the quarrying sector that this development would achieve would be of particular economic benefit.
- 3.3.4 A total of 18 employees work within the existing quarry operation, all of whom live on Anglesey, within 10 kilometres of the quarry. With increased production over the last two to three years, three additional full-time quarry operatives have been engaged together with 2 full time ancillary workers. The proposed extension will sustain the long-term future of this workforce. Subject to the proposed extension gaining planning permission, it is intended to create a new full-time post of Quarry Manager.
- 3.3.5 In addition to those directly employed by Hogan, the quarry provides employment to 6 full time equivalent contractors, 27 HGV drivers (two employed by Hogan), one full time operative involved in blasting and on full time equivalent in land management.
- 3.3.6 All of the employees are Welsh speaking, as confirmed in the Welsh Language Statement submitted with this application.
- 3.3.7 Currently 85% of material quarried at Cae'r Glaw goes to asphalt production (60% to Hogan and 25 % to other asphalt producers). The remaining 15% of mineral is used in drainage and fill. 75% of Hogan production goes into the local Anglesey market including a five-year contract with Anglesey County Council. The remaining 25% of Hogan production is destined for the North Wales area i.e. Conway, Flintshire and Denbighshire. With the security of additional consented reserves, the quarry will also have the potential to readily supply any emerging local markets particularly in respect of major infrastructure projects that might arise; the quarry extension would have the potential to be part of a highly sustainable local resource provider.

3.4. Overview of Benefits

- 3.4.1 Overall, there are a number of significant benefits of the proposed development which may be summarised as follows:

- Additional mineral resource to meet the needs of the local Anglesey market and the wider North Wales area, providing both crushed rock and aggregate products;
- The surrender of the existing consent for the extension of the quarry to the north west thus retaining an area of heathland which has a higher nature conservation value than the proposed northern extension;
- The proposed extraction methodology provides for a phased working scheme which allows for the progressive restoration of the quarry thus ensuring that habitats develop during the operational life of the quarry;
- A long-term Landscape and Ecology Management Plan will ensure that nature conservation objectives are met both during and after its operational life;
- Provide an important contribution to crushed rock aggregates reserves in North Wales which is currently assessed in the 2020 Regional Technical Statement for the North Wales and South Wales Regional Aggregates Working Parties as having a deficit of over 35.9 million tonnes, albeit that shortfall is in Flintshire¹;
- The majority of the mineral production at Cae'r Glaw goes into tarmac coating and concrete production; and
- The quarry extension will safeguard existing local employment and potentially create new jobs.

¹ Appendix B to RTS2 identifies that “in the event that new allocations (or new permissions) cannot be made to address the shortfall, consideration may, subject to the circumstances and considerations set out in Annex A of the RTS Main Document, need to be given to collaborative working with neighbour LPAs within the same sub-region, such that some of the provision (apportionment) is effectively transferred” (page 58).

4. PLANNING POLICY

4.1. PLANNING POLICY WALES (EDITION 10, DECEMBER 2018)

- 4.1.1 Within the introduction section of the Planning Policy Wales (PPW) Edition 10 December 2018 it advises that the PPW sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.
- 4.1.2 The introduction goes on to advise that the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well- functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 4.1.3 Under Section 2 People and Places: Achieving Well-being Through Placemaking, the document clarifies that Sustainable Places are the goal of the land use planning system in Wales; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well- being.
- 4.1.4 Key Planning Principles – Achieving the Right Development in the Right Place - Growing our economy in a sustainable manner
- Making best use of resources
 - Facilitating accessible and healthy environments
 - Creating & sustaining communities
 - Maximising environmental protection and limiting environmental impact
- 4.1.5 With reference to the rural economy PPW advises that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.
- 4.1.6 Society needs, and will continue to need for the foreseeable future, a wide range of minerals. Minerals are the principal constituents of most construction products, many pharmaceutical, chemical, agricultural, automotive, metallurgical, electronics, aerospace, plastics ceramic and paper products. Construction related minerals and mineral products are particularly important in Wales and are essential for housing and infrastructure, such as schools, roads, railways, airports and flood defences and a steady and adequate supply of materials is necessary.

4.1.7 The role of the planning authority in relation to mineral extraction is to balance the fundamental requirement to ensure the adequate supply of minerals with the protection of amenity and the environment. Notably this application relates to the extension of a quarry site with an extant planning permission. There have been no issues raised with the current operation which has been ongoing for many years.

4.1.8. The key principles highlighted within the document are as follows:

- provide positively for the safeguarding and working of mineral resources to meet society's needs now and in the future, encouraging the efficient and appropriate use of high-quality materials;
- protect environmental and cultural characteristic of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general well-being;
- reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
- achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.

4.1.9 Mineral working is different from other forms of development in that:

- extraction can only take place where the mineral is found to occur;
- it is transitional and cannot be regarded as a permanent land use even though operations may occur over a long period of time; and
- when operations cease land needs to be reclaimed to a high standard and to a beneficial and sustainable after-use so as to avoid dereliction and to bring discernible benefits to communities and/or wildlife.

4.1.10 In relation to this proposal the operator seeks permission to facilitate the extension of the existing quarry. There will be no change to the day-to-day operation of the site and this proposal will ensure the ongoing operation of this beneficial and sustainable development.

4.1.11 It is essential to the economic health of the country that the construction industry is provided with an adequate supply of the minerals it needs. The main sources of aggregates are crushed rock and sand and gravel – both land-won and marine-dredged. The importance to the UK of aggregates should be taken into account when planning applications are being considered together with other policies in this

guidance and relevant Minerals Technical Advice Notes (MTANs) and Technical Advice Notes (TANs).

4.2 Minerals Technical Advice Note (Wales) 1: Aggregates March 2004

- 4.2.1. The advice note highlights that the overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.

4.3 Technical Advice Note (Wales) 5: Nature Conservation and Planning (September 2009)

- 4.3.1. This Technical Advice Note provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. This TAN has been reviewed along with more recently published planning policies contained within the PPW Edition 10. The proposal is located at an existing facility. The proposal will have no adverse implications on any designated nature conservation sites or protected species. The established operation is ongoing and there is no evidence of any negative impacts from 70 years of activity on any sensitive site.

4.4 Technical Advice Note (Wales) 11: Noise (October 1997)

- 4.4.1 This note provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which local planning authorities should take into account in drawing-up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.
- 4.4.2 There are no ongoing investigations or complaints in relation to noise from the site. An appropriate buffer exists to sensitive receptors and this will continue to be maintained if permission is granted under this application.

4.5 Technical Advice Note 20: Planning and the Welsh Language (October 2017)

- 4.5.1 The Welsh language is an important part of the overall heritage of the area and this development will have a positive impact on the use of Welsh language. This is demonstrated in the Welsh Language Statement submitted with this application.

4.6 Technical Advice Note (Wales) 23: Economic Development (February 2014)

4.6.1 This TAN advises that it is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. It goes on to note that it should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability.

4.6.2 In this case the proposal is to allow the continuation of existing operations at the current site as previously granted on the earlier planning permission from which this variation stems. This proposal supports a sustainable and economically viable business which has operated successfully from this site for many years. The operation has not adversely impacted on the surrounding environment and with associated economic investment within the local area thereby providing economic gain in a sustainable manner.

4.7 Technical Advice Note (Wales) 24: The Historic Environment (May 2017).

4.7.1 The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications. The TAN includes guidance on world heritage sites, scheduled monuments, archaeological remains, listed buildings, conservation areas, historic parks and gardens, historic landscapes; and historic assets of special local interest.

4.8. North Wales Regional Technical Statement (RTS) 1st Review (August 2014)

4.8.1. The RTS recognises that, in terms of providing aggregates, secondary and recycled materials should play a significant part in meeting fluctuations above reasonable estimates of demand levels. However, evidence is emerging that the contribution made by secondary and recycled aggregates appears to have peaked. As supply of such material is largely dependent upon the level of construction activity, it is reasonable to assume that when troughs in economic cycles are encountered, construction activity may slow down with a subsequent dearth of material that can be relied upon to produce recycled aggregate. As such, sufficient provision should be made to ensure a continuity of supply of construction materials from primary resources.

4.8.2 The RTS addresses this eventuality by investigating the likely continued availability of secondary and recycled aggregates from all available sources within each area making up the region, and factoring this into an assessment of the residual demand for land-based primary aggregates, as informed primarily by historical sales data. That residual level of demand is then translated into apportionments for each local authority, subject to the consideration of other sustainability issues including proximity and environmental capacity.

4.8.3 The maintenance of aggregate landbanks is a key requirement of planning policy and has been referred to above. In times when landbanks are insufficient to enable meeting identified demand, the RTS acknowledges that allocations for the winning and working of minerals should be made. As has been stated above, a shortfall in Anglesey's landbank was identified, such shortfall being in the region of 1.31M tonnes. This issue has been addressed in the recently adopted Anglesey and Gwynedd Joint Local Development Plan (LDP) to the extent that an area to the north of the existing quarry has been identified as an area of search for mineral extraction given the nature of the landform and that it extends immediately from an existing operational mineral extraction site.

4.9 North Wales Regional Technical Statement (RTS) 2nd Review (September 2020)

4.9.1. The second review of the RTS (RTS2) covers the 25 years period up to 2041. For Anglesey it provides a suggested total apportionment of 8.015 million tonnes of crushed rock over 25 years, and an annualised apportionment of 0.321 million tonnes per annum (Table 5.6). Table 5.5 also identifies that Anglesey had 14.4 million tonnes of existing permitted crushed rock reserves at the end of 2016, and an existing landbank of 44.9 years. A footnote to the table states that "Where allocation requirements are shown these are the minimum amounts required to meet the RTS requirements. In many cases an application for an individual new permission will exceed these amounts, in the interests of economic viability. Such applications should not be rejected purely on the grounds of exceeding the minimum requirements shown here. In some cases, the suggested allocations may already have been partially or entirely fulfilled, either by new permissions granted since 2016, or by allocations that have already been identified in LDPs." It should also be noted that the apportionments are based on data from 2007 -16 since when demand for crushed rock has grown considerably.

4.10 Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

4.10.1 On 31 July 2017 Gwynedd and Isle of Anglesey County Council adopted a Joint Local Development Plan. The LDP forms the development plan for Gwynedd and Anglesey Local Planning Authority areas and will be the basis for decisions on land use planning in this area (excluding the Snowdonia National Park).

4.10.2 **Strategic Policy PS 1: Welsh Language and Culture** sets the context for the assessment of the potential impact of proposals upon the language and culture. The proposed development is located at an existing and well-established local operation which supports the local community through employment and provision of business investment within the local area. A separate Welsh Language Statement has been submitted in support of this application.

4.10.3 **Policy ISA1 Infrastructure Provision** states that proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. Where proposals generate a directly related need for new or improved infrastructure

and this is not provided by a service or infrastructure company, this must be funded by the proposal. A financial contribution may be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make proposals acceptable.

- 4.10.4 The proposed extension to the quarry will utilise the infrastructure which is already on place on the site in terms of power, staff facilities and vehicular access. No additional infrastructure will be required as a result of the proposed development.
- 4.10.5 **Strategic Policy PS4: Sustainable Transport, Development and Accessibility** states that development should be located so as to minimise the need to travel. The Councils will support improvements that maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.
- 4.10.6. Given the nature of mineral development, extraction can only be take place where the mineral resource occurs. Consequently, transportation provision will depend upon specific locations and in this particular instance, the development can only be served by road transport in the form of public transport and private cars for employees of the quarry and heavy goods vehicles for the transportation of mineral products from the site to market.
- 4.10.7 Notwithstanding its rural location, the quarry site can in fact be accessed by public transport as it is served by the 4B/R/X bus service between Holyhead and Bangor with services operating daily at a two-hourly frequency in either direction between 6.00 am and 9.00 pm.
- 4.10.8 **Policy TRA 4: Managing Transport Impacts** requires, inter alia, that proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused.
- 4.10.9 The site is well-served by the local highway network which is considered adequate to cater for the size and type of vehicle used to transport mineral and enables the quick transfer of traffic on to the major highway network given the proximity of the A5 and A55 to the site. Consequently, the proposed development is considered not to adversely impact upon the local highway network.
- 4.10.10 **Strategic Policy PS5: Sustainable Development** seeks to ensure that the location, scale and type of development allowed follows sustainable development principles and achieves environmental, economic and social gains for current and future generations of the Plan area.
- 4.10.11. The proposed development is entirely consistent with the principles of sustainable development for the following reasons:

- It proposes the relatively modest extension of an existing hard rock quarry, thus avoiding the need for disturbance to previously undeveloped land in a rural location;
- It will sustain important local employment opportunities and promote a varied and responsive local economy that encourages investment supporting local rural communities;
- It will protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1; and
- As a result of the high standard of restoration proposed, the development will result in a net gain in biodiversity and its operational and longer-term impact on the local landscape will be minimal;

4.10.12 **Strategic Policy PS6: Alleviating and Adapting to the Effects of Climate Change** reflects one of the Government's key objectives and Planning Policy Wales expects Local Planning Authorities to ensure an appropriate location and pattern to development, promote reduction of car use, protect and improve biodiversity and ensure that all new development is resilient to the effects of climate change in order to alleviate and adapt to the effects of climate change.

4.10.13. The proposed development utilises poor quality agricultural land and through the progressive restoration of the quarry and the long-term Landscape and Ecology Management Plan, the ability of landscapes, environments and species to adapt to the harmful effects of climate change will not be adversely affected.

4.10.14 **Policy PCYFF 4: Design and Landscaping** states that development proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

4.10.15 The application is supported by a Landscape and Visual Impact Assessment which demonstrates that the visual impact of the proposed quarry extension will be negligible and that the revised landscape restoration scheme for the whole quarry will ensure that in the longer term the quarry will be integrated into the wider landscape.

4.10.16 **Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy** The LDP advises that economic development is an important pillar of sustainable development. In this case the submitted planning application is to support the continuation of an established and successful local business. This is a sustainable business that supports the local community through economic investment and the ongoing beneficial use of the existing site. The operation is located at an appropriate and accessible site which is well established within the local environment.

4.10.17 **Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment.** The LDP advises that key role of the planning system is to ensure the natural environment is protected effectively by managing the type, design and location of development. This section incorporates a range of policies including

protecting and enhancing local landscape character, biodiversity and sites of regional or local significance.

4.10.18 The 30-year Local Environmental Management Plan for the site which is submitted with this planning application will ensure that the progressive restoration of the quarry will provide significant benefits in terms of landscape improvements and biodiversity gain. The proposed quarry extension will also have less adverse impact on biodiversity than the previously approved extension to the north west of the site which will be relinquished.

4.10.19. **Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character** states that proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development. The Landscape and Visual Impact Assessment carried out for the proposed development concludes that the quarry extension will not impact the local landscape character.

4.10.20 **Policy AMG 5: Local Biodiversity Conservation** Proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area by:

- a. Avoiding significant harmful impacts through the sensitive location of development.
- b. Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping-stones, trees, hedges, woodlands and watercourses.

The preliminary ecological appraisal carried out for the site highlighted potential issues to ecological receptors on or adjacent to site, specifically amphibians, badgers, breeding birds, reptiles and plant communities and protected habitats. However it is concluded that these issues can be addressed through compensation and mitigation measures detailed within the LEMP and EDS prepared for the site and the development may proceed without adversely impacting these ecological receptors.

4.10.21 **Strategic Policy PS20 Preserving and Where Appropriate Enhancing Heritage Assets** In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

4.10.22 **Policy AT3 Locally or Regionally Significant Non-Designated Heritage Assets** Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets,

4.10.23 **Policy AT4 Protection of Non-Designated Archaeological Sites and their Setting** Proposals which may have a significant adverse impact on sites that are of potential

national archaeological importance and their setting, or are of acknowledged local heritage importance, including sites of industrial archaeology that are not scheduled and their settings will:

1. Be assessed in terms of the intrinsic importance of the 'site' and the potential extent of harm.
2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application

An Archaeological and Heritage Assessment has been carried out for the site which concludes that the proposed extension will not impact upon designated or non designated heritage sites.

4.10.24 **Strategic Policy PS 22: Minerals** Within the introduction to minerals section of the LDP it advises that the overarching objective in planning for minerals is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any extraction are kept to a level that avoids causing demonstrable harm to environmental and amenity interests. Under policy PS 22 the LDP clarifies that the Councils will contribute to regional and local demand for a continuous supply of minerals in accordance with the key objectives and principles of sustainable development.

4.10.25. **Policy MWYN 1 Safeguarding Mineral Resources** Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. Mineral resources will be safeguarded from non-mineral development that would sterilise or hinder their extraction.

4.10.26 **Policy MWYN 2: Preferred Areas** identifies areas which will be safeguarded to ensure that there is future provision of minerals to meet the needs of industry, having regard to the shortfalls identified in the First Review of the North Wales Regional Technical Statement. Caer Glaw Quarry is identified as a 'Preferred Area' for future supplies of crushed rock.

4.10.27 **Policy MWYN 3: Mineral Developments** advises that extensions to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided that certain criteria are met. This criterion is identified below:

1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements;

Comment: This is an application for an extension to a long- established mineral quarry. This proposal will have minimal impact on the visual amenity of the

locality. Furthermore, information submitted with the application demonstrates that the operation will cause no significant adverse impact from dust, noise, vibration or light either at the site or by associated transport movements.

2. There is a suitable buffer between mineral development and sensitive development;

Comment: The site is an existing quarry with associated processing plant.

3. There is no unacceptable harm to the stability and support of adjacent land;

Comment: The proposed extension will not cause harm to the stability and support of adjacent land.

4. The development is sensitively screened and landscaped;

Comment: The quarry extension will be sensitively landscaped upon restoration and during its operational life only a small part of the proposed quarry extension will be visible from a public road.

5. The development will not have a significant adverse impact on sites of international, national, regional or local environmental, nature conservation, landscape and /or heritage importance;

Comment: The quarry extension will not have any adverse impacts on sites of environmental, nature conservation or heritage importance.

6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits;

Comment: The proposed development will not sterilise or prevent the working of mineral deposits.

7. There is no unacceptable harm to land drainage groundwater and water resources;

Comment: The proposed development will not cause harm to groundwater or water resources.

8. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;

Comment: The potential use of the resource is maximised and all waste will be utilised in the restoration of the site.

9. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in

Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;

Comment: Blasting will be carried out in compliance with MTAN (Wales) 1.

10. The proposal includes a scheme for the after-use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN 9;

Comment: the application provides for the sensitive and ecologically beneficial restoration of the site and its long term management.

11. Wherever economically feasible, mineral waste or products should be transported by rail or water.

Comment: The geographical location of the site is such that the transport of mineral products by rail or water is not practicable.

4.10.28 **Policy MWYN 5 Buffer Zones around Mineral Sites** relates to buffer zones around minerals sites. Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1: Aggregates, unless there are clear and justifiable reasons for reducing the distance, i.e. where there is limited impact from the mineral extraction site. A buffer zone of at least 200m is required around a hard rock quarry.

4.10.29 **Policy MWYN 9: Restoration and Aftercare** identifies the need to ensure appropriate restoration and aftercare of sites. Applications for mineral working will be refused unless a comprehensive scheme for restoration, aftercare and after use, including details of proposed funding where necessary is included. Schemes must show progressive working and restoration unless it can be demonstrated that this is not practical without sterilising permitted reserves. The scheme should address the following matters:

1. The existing use of the site;
2. Adjoining land uses;
3. The proposed after-use of the site;
4. The surrounding landscape character;
5. The proposed final landform;
6. The in-situ soil resource, its conservation during site working, and its use in the progressive restoration and after-use;
7. Timetable detailing the progressive restoration of the site to a high standard;
8. The potential for natural re-colonisation or for enhancing or providing wildlife habitats, agriculture, forestry, geo-conservation and amenity use;
9. The potential for community economic and recreational benefit; and

10. Other policies of the Plan.

Comment: The application contains full details of the restoration of the site for wildlife and a 30 year Landscape and Ecology Management Plan has been prepared.

5. PLANNING ASSESSMENT

5.1 Principle of Development

- 5.1.1 Section 38(6) of the Planning and Compulsory Act 2004 requires that, where regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, “the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The analysis of relevant planning policies set out in Section 4 of this Statement has demonstrated that the proposed development is fully in compliance with the Development Plan and National Planning Policy. The application should therefore be approved.

5.2 Highways and Traffic

- 5.2.1 The application site is served by an appropriately designed access point that gives direct access to the A5 highway. Traffic exiting the quarry site can proceed in a westerly direction to access the A55 North Wales Expressway at Junction 5, approximately 2km from the quarry access. The road network in close proximity to the application site consists of “A” roads in addition to a Class 2 ‘B’ road (B5112) approximately 1.7km west of the quarry access. The quarry is directly served by the A5 thereby providing an excellent highway link between the site and the wider highway network.
- 5.2.2 The current planning permission in force on the main quarry area does not restrict annual production and therefore no limits are placed upon HGV movements to and from the site. On the basis that production/output would be in the region of 200,000 tonnes per annum, this could generate up to 20,000 annual HGV movements in terms of the transportation of material from the site based upon HGVs with 20 tonne payload capacities. This would equate to a worse case position of around 72 movements a day on average assuming that the site worked a 50-week year and 5.5 day weeks. Sufficient space is available within the existing quarry complex to accommodate staff parking requirements. Parking provision is currently accommodated in the vicinity of the site office portacabin.

5.3 Air Quality

- 5.3.1. The applicant commissioned NJD Environmental Associates to undertake an air quality assessment for the proposed extension to Caer Glaw quarry, given that the proposals have the potential to cause air quality impacts at sensitive locations in the vicinity of the site as a result of fugitive dust.
- 5.3.2. Potential dust disamenity impacts were assessed in accordance with the IAQM methodology and considered receptor location and sensitivity, dust source potential and prevailing meteorological conditions. The disamenity dust impact was consequently predicted to be negligible.

- 5.3.3 Potential human health impacts associated with fugitive dust emissions from the site were assessed against the criteria provided within the IAQM guidance document. This indicated the overall impact of PM₁₀ emissions on human health was predicted to be negligible.
- 5.3.4. Following consideration of the relevant issues, the overall significance of fugitive dust effects as a result of the proposed development was predicted to be not significant, in accordance with the IAQM methodology and consequently air quality should not be a prohibitive factor in the determination of this planning application.

5.4 Landscape and Visual Impact

- 5.4.1 A Landscape and Visual Impact Assessment of the proposed quarry extension has been undertaken by House Associates. It finds that the sensitivity of the landscape resource within the Study Area is influenced by a number of factors. The assessment concludes that the overall sensitivity of the landscape resource to this type of development is Low-Medium within the Study Area.
- 5.4.2 In terms of the Magnitude of Landscape Change, the duration of the effect is considered to be in the medium term although the loss of rough grazing land will be permanent. The final landform will be a worked-out quarry void. As part of the development proposals, the upper benches will be soiled with retained quarry overburden and soils. These will be allowed to naturally regenerate to form a wildlife habitat.
- 5.4.3 In terms of the Significance of the Landscape Impact of the Scheme for the location, type and scale of development, landscape effects within the Study Area are considered to be Slight.
- 5.4.4 A Visual Impact Assessment of the proposed quarry extension has been undertaken. A series of viewpoints have been taken from the unclassified road which runs to the west of the site. All of these viewpoints have clear, albeit partial, views into the existing operational quarry. The nature of these views varies depending on the exact location. and is accepted that the existing quarry has a Moderate Adverse Impact from these viewpoints. Overall, however, the impact of the development from public rights of way in the vicinity of the site is considered to be Negligible to Low Adverse. In terms of the impact on adjacent residential properties, this is also considered to be Negligible to Low Adverse.
- 5.4.5 It is therefore considered that the proposed extension of the quarry as designed is acceptable in terms of landscape and visual impacts.

5.5 Ecology

- 5.5.1 The applicant commissioned UES to undertake a Preliminary Ecological Assessment of the site, to provide detailed management proposals for reptiles, great crested newts and invertebrates on or adjacent to the site and to prepare an Ecological Design Strategy for the site.

Preliminary Ecological Assessment

- 5.5.2 The proposed extension boundary has been amended on a number of occasions, in some cases to reduce impacts on ecological receptors. As such, the area surveyed to inform this application covers a greater area than is to be quarried.
- 5.5.3 The proposed extension area comprises a mosaic of sheep-grazed semi-improved acid grassland, continuous bracken, exposed rock, dense gorse scrub and some areas of neutral / acidic flush. In addition, a drystone wall with some scattered hawthorn scrub runs north to south within the western section. The wider survey boundary contains additional areas of purple moor-grass marshy grassland, valley mire fen and a small area of modified bog.
- 5.5.4 The preliminary ecological appraisal has highlighted potential issues with the following ecological receptors on or adjacent to site: amphibians, badgers, breeding birds, reptiles and plant communities and protected habitats. Provided these issues are addressed in accordance with the recommendations detailed in this report and the compensation and mitigation measures detailed within the LEMP and EDS prepared for the site, the development may proceed without adversely impacting the aforementioned ecological receptors.

Reptiles

- 5.5.5 The application site provides good quality habitat for reptiles and three species of reptile were recorded across the site throughout the surveys (however the majority of records were in the eastern section of the survey boundary and fall outside of the proposed development boundary). The site supports a good population of common lizards and slow worms and a low population of adders. Juveniles of all species were also recorded on site, confirming that the site is used for breeding. The site has been classified as important for reptiles.
- 5.5.6 Once completed, the proposed quarry extension, will result in the loss of an area of suitable reptile habitat. Mitigation and compensation measures are included as part of the LEMP and EDS which have been prepared for the site. The proposed mitigation measures will ensure that individuals are protected by translocating them to a suitable receptor site prior to the commencement of quarrying activities. Habitat creation and enhancements within the wider quarry site will offset any loss of habitat, and create a higher quality habitat for reptiles and other species of wildlife.

Invertebrates

- 5.5.7. Overall, the study site supports a very characteristic invertebrate fauna for an area of lowland dwarf shrub heath and mire on undulating granite bedrock. Site quality appears moderate to high although the condition of the wetland vegetation was found to be poor due to inadequate grazing management. Similar habitat is widespread over much of western Britain although is steadily decreasing through degradation or destruction for more intensive farming and development or neglect resulting in domination by gorse, willow, bracken and bramble.
- 5.5.8. The associated invertebrate fauna includes one Section 7 (EWA 2016) species: grayling butterfly *Hipparchia semele* and one Nationally Scarce peatland rove beetle *Stenus europaeus*. Analysis of the fauna indicates site quality below national quality, but patches of lowland heath and mire such as this are under threat nationally. Few such heathy knolls now survive on Anglesey. The area is therefore assessed as being below Anglesey importance but more than just local significance for its invertebrate assemblages.

Great Crested Newts

- 5.5.9. The application site footprint totals 6.89ha and is an extension to the existing quarry site. The habitats within the proposed development boundary comprise a mosaic of semi-improved acid grassland, continuous bracken, exposed rock, dense gorse *Ulex spp.* scrub and some areas of neutral acidic / flush. The bracken, scrub and acidic flush habitats offer high quality foraging opportunities for amphibians, whilst the scrub and drystone walls will offer suitable sheltering opportunities.
- 5.5.10. Great Crested Newt (GCN) DNA was identified from within an ephemeral pool associated with a neutral / acidic flush in the south-western section of the site (Pond 1). The number of replicates returned from the DNA analysis was low (3/12), indicating that GCNs are only present in very low numbers or transiently; for example, they are using the pond for foraging purposes rather than breeding. The ephemeral pool which had partially dried out during the second survey visit at the end of June had completely dried out by mid-July, which is a key month for newt eft development. Without standing water through July, the pond is unsuitable for use by breeding GCNs.
- 5.5.11. There are two other ponds located within 500m of the proposed development. Pond 2 has been surveyed as part of the GCN EPS mitigation licence associated with the existing quarrying works, adjacent to the proposed development site; no GCNs are present within this pond. Pond 3 returned negative eDNA results.
- 5.5.12. GCNs are considered to be present on site in a terrestrial foraging / commuting capacity. Therefore, the proposed development is considered likely to cause minor disturbance and risk of harm to individual newts, in addition to the loss of terrestrial habitat. An EPS mitigation licence will be required in order for the development to proceed. It is recommended that the existing GCN EPS mitigation licence for the wider quarry is amended to include the proposed extension area.

- 5.5.13. Mitigation measures, which are designed to protect GCNs and other amphibians throughout the development, are detailed within the Ecological Design Strategy prepared for the site. Compensation measures for the loss of high-quality terrestrial habitat for GCNs are detailed within the associated Landscape and Ecology Management Plan which has been prepared for the site.

National Vegetation Survey

- 5.5.14. An NVC survey has been undertaken of habitat with the potential to be adversely impacted by the proposed the extension area of the Cae'r Glaw Quarry.

- 5.5.15 The NVC survey found the following habitats to be present on site:

- W23 *Ulex Europaeus* – *Rubus fruticosus* scrub
- U1 *Festuca ovina* - *Agrostris capillaris* - *Rumex acetosella* grassland
- U4 *Festuca ovina* - *Agrostris capillaris* - *Galium saxatile* grassland
- MG6b
- M25 *Molinia caerulea* - *Potentilla erecta* mire
- M29 *Hypericum elodes* – *Potamogeton polygonifolius* soakway
- M23 *Juncus effusus/acutiflorus* – *Galium palustre* mire
- U20 *Pteridium acqilinum* – *Galium saxatile*

- 5.5.16. The most ecologically valuable vegetative communities (M23 valley mire, M29, M25 and U4) will now be retained following their identification and the subsequent change of the development boundary. The NVC survey concluded that the communities due to be lost to the proposals are generally of low ecological significance.

- 5.5.17. It is considered that the proposed development will not impact on any habitats or vegetative communities of European importance and will have very limited impact on habitats or vegetative communities of national importance, with all habitats to be impacted being species-poor and of low quality. It is considered that the loss of some habitats of regional or local importance can be adequately compensated for through habitat creation and enhancement, with specific compensation for the loss of the M23 flushes having already been implemented.

Ecological Design Strategy

- 5.5.14. An Ecological Design Strategy (EDS) has been prepared which comprises a scheme for protecting wildlife and specifies methods to ensure that potential impacts on protected species are mitigated. Once implemented, the ecological measures set out in the EDS will ensure that the potential of harm and killing of protected species is minimised. The proposed monitoring surveys and the implementation of remedial habitat management works and invasive species treatment will ensure that areas of the site are managed in the long- term to maximise their suitability for amphibians, reptiles and other protected and notable species.

Landscape and Ecology Management Plan

- 5.5.15 A 30 year Landscape and Ecology Management Plan (LEMP) has been prepared for the site. Whilst the proposed development will result in the loss of semi-improved acidic grassland, acidic / neutral flushes, dense gorse scrub and areas of continuous bracken, the measures set out in the LEMP will ensure that the habitats due to lost to facilitate the proposed extension will be adequately compensated for and will ensure that the development results in an ecological enhancement. The document details the works already undertaken in advance of the previously consented extension that is no longer taking place, the initial habitat creation / enhancement required and the long-term management and monitoring that will be implemented.
- 5.5.16. Furthermore, the LEMP has been designed with the aims of specifically benefiting GCNs and reptiles through the provisioning of suitable aquatic breeding habitat and through terrestrial habitat creation and enhancements. The ongoing management and monitoring detailed will enable the success of the mitigation works to be assessed.

5.6 Heritage

- 5.6.1 Dalcour Maclaren was commissioned by the applicants to prepare an archaeological desk-based assessment in support of the proposed development. The assessment considers identified and potential archaeological and heritage assets within the Site and the wider study area, to enable relevant parties to reach an informed decision as to the potential impacts on heritage/archaeological assets as a result of the proposals.
- 5.6.2 There are no designated heritage assets recorded within the Site. The closest designated heritage asset is the Y Werthyr Hillfort SAM. Landscape mitigation has been designed to establish and soften the long-term impact of the quarry. Due to the design of the proposed Site works and distance from the designated heritage asset, it is considered that there will not be any adverse effects on the character or appearance of the identified designated asset.
- 5.6.3 There are a number of non-designated heritage assets recorded on the GHER, there will be no direct impact to these assets by the proposed quarry extension. Overall, it is concluded that the potential for archaeological remains is low. The potential for archaeological remains of local, regional or national significance is very low. The surrounding landscape has a rich prehistoric to medieval archaeological background, however there are constancies within the topography and locations of significant archaeological remains. Should archaeological remains have been present, it is likely that exposure, weathering and land use has caused significant erosion, and should any robust features have remained, these would have been recorded within aerial or mapping data.

5.7 Noise

- 5.7.1. The applicants appointed NJD Environmental Associates to undertake a noise impact assessment for a proposed extension to Caer Glaw Quarry at Gwalchmai, Anglesey.

Noise propagation modelling has been undertaken for normal operations during the daytime period (0700-1800h), in order to predict noise levels at the closest ESRs.

- 5.7.2. The predicted noise levels have been considered alongside the noise limits provided within MTAN1 for normal operations. The results demonstrate that the proposed scheme can be implemented by the operator without exceeding the appropriate noise limits for all phases of the development. Best practice control measures will be implemented to ensure noise is controlled appropriately by the operator.
- 5.7.3. It is concluded that noise should not be a prohibitive factor in the determination of this planning application.

5.8 Geology and Hydrogeology

- 5.8.1. The regional bedrock geology comprises an extensive assemblage of a northeast to southwest orientated igneous intrusion (Coedana Granite) surrounded by metamorphic bedrock, notably of hornfels and schist. The bedrock assemblage is referred to as the Mona Complex.
- 5.8.2. Bedrock is not overlain by significant superficial deposits at the site, although extensive superficial deposits of Boulder Clay are present in the surrounding area. The British Geological Survey holds few records for deep (>3 m) boreholes in the vicinity of the site. The nearest deep borehole (SE37SE1) is approximately 3 km to the south west, and was drilled to 80 metres below ground level (mbgl), entirely in granite.
- 5.8.3. A high-level assessment has been undertaken by Hafren Water of the hydrology of the valley mire located to the east of the current workings and proposed northern extension area. The purpose of the assessment was to determine whether the proposed, future mineral extraction had potential to impact adversely upon the integrity of the water-supported feature.
- 5.8.4. The assessment was informed by a review of existing sources, a site walkover and augering survey. The details of the site water management were obtained from reports, previous site experience and discussions with Hogan's personnel.
- 5.8.5. The assessment has found that the water within the valley mire is supported on a base of grey, firm clay. The clay may be either of glacial or sedimentary origin. The low permeability of the clay has resulted in a perched feature above a substantial thickness of unsaturated granite. The vertical difference between the water within the valley mire and groundwater within the granite is c25 m. It is demonstrated that groundwater within the bedrock and valley mire is hydraulically isolated.

- 5.8.6. The source of water to the mire is predominantly rainfall, which is derived from a relatively small catchment. The overall flow direction of water within the mire is northwards. The southern part of the mire is located within 40 m of the quarry void and derogation of the feature cannot be observed and has not been reported.
- 5.8.7. The report concludes that the proposed northern quarry extension can be undertaken without adverse impact occurring on the valley mire. However, the installation and subsequent monitoring of an array of dipwells within the valley mire would allow temporal water-level variation to be determined and the long-term water level behaviour assessed.

6. PRE-APPLICATION PUBLIC CONSULTATION

- 6.1 In accordance with Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a Pre-Application public consultation Exercise has been undertaken in respect of the proposed quarry extension.
- 6.2 A report on the Pre-Application public consultation has been submitted with this application. The Pre-Application consultation has been carried out in full accordance with the requirements of the above-mentioned Order.
- 6.3 (Description of the process and outcomes to be included here)

7. SUMMARY AND CONCLUSIONS

7.1. (To be completed following the pre-application publicity process.)

