

**PLANNING APPLICATION
SUPPORTING
STATEMENT**

**OERNANT EXTENSION
AREA**

Penparc Quarry, Penparc, Cardigan

Cardigan Sand and Gravel Company Limited

**DRAFT FOR PRE
APPLICATION
CONSULTATION**

Cardigan Sand & Gravel Co Ltd

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Planning Application

This planning application has been prepared on behalf of Cardigan Sand and Gravel Company Limited, for submission to Ceredigion County Council.

The application seeks permission for the extraction of sand and gravel, with restoration at low level to agriculture and nature conservation as an extension to the existing Penparc Quarry, Cardigan.



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1.0 INTRODUCTION

- 1.1 This planning application has been prepared on behalf of Cardigan Sand and Gravel Company Limited, for submission Ceredigion County Council in accordance with the following statutory requirements, regulations, planning policies and guidance:
- Town and County Planning Act 1990 (as amended).
 - The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
 - The Development Plan
 - National Development Framework – Future Wales: The National Plan 2040
 - Ceredigion Local Development Plan
 - Planning Policy Wales, 11th Edition
 - Mineral Planning Policy Wales
 - The Welsh Government’s Technical Advice Notes (TANs and MTANs).
 - Regional Technical Statements for Aggregates
- 1.2 The application seeks permission for the extraction of sand and gravel, with restoration at low level to agriculture and nature conservation, as an extension to the existing Penparc Quarry, Cardigan.
- 1.3 This supporting statement provides a detailed description of the proposed development and how it complies with development plan policies.
- 1.4 It forms part of the planning application along with the application form, certificates and notices, plans and technical appendices.
- 1.5 The fee for the application is set by the Town and Country Planning (Fees for Applications, Deemed Applications, and Site Visits) (Wales) Regulations 2016 or Town and Country Planning (Fees for Applications, Deemed Applications, and Site Visits) (Wales) Regulations 2015.
- 1.6 Ceredigion County Council have confirmed that, with effect from 24th August 2020, operations for the winning and working of minerals will result in a fee of £230 per 0.1 hectare (or part thereof) of the site area, where the site is less than 15 hectares. This application site area is 0.6 hectares, resulting in a fee of £1,380.

- 1.7 The application is defined as a “major development”¹ and will be determined by Ceredigion County Council (WCC) as mineral planning authority (MPA). The MPA is not required to refer the application to the Welsh Ministers, as the proposed development is in accordance with the provisions of the development plan, and the proposed development does not lie in a National Park or Area of Outstanding Natural Beauty.

2.0 THE APPLICANT

- 2.1 Cardigan Sand & Gravel Company Limited (the applicant) was established in 1959 and has been a family run business for three generations.
- 2.2 They supply a wide range of washed, graded, land-won sands to the construction, sports field, equine and farming industries. They have developed a reputation for supplying difficult-to-find sands to tight specifications.

3.0 THE APPLICATION SITE

Location

- 3.1 The Oernant Extension Area (the site) is centred on OS grid reference SN 2040 4845.
- 3.2 The site is immediately adjacent to the existing Penparc Quarry (the quarry).
- 3.3 The site is located approximately 2.9 kilometres to the north-east of Cardigan in the County of Ceredigion, West Wales. The village of Penparc is located approximately 0.8 kilometres to the east of the Quarry, with the A487 slightly to the east of the village which provides access to the wider highway network.
- 3.4 The planning application area is approximately 0.6 hectares (ha) and is shown on drawing number J0060679-23-03a (Appendix B.1).

¹ Article 2 of the Town and Country Planning (Development) Management Procedure) (Wales) Order 2012

Figure 1: Location of Oernant Extension Area, Penparc Quarry



Source: Google Earth

Site Description

- 3.5 The site comprises a small parcel of rough grazing and scrub land, extending to approximately 0.6 ha (as illustrated on the drawings at Appendix B). The site, together with the adjacent quarry batters comprise semi-improved grassland, dense bracken, and a small area of scattered scrub and scattered bracken.
- 3.6 Agricultural land extends to the south and east of the site. The land immediately abutting the site along the southeastern boundary is a historic landfill site (reference EAHL14803). The boundary of the existing quarry lies to the north and west and comprises a graded slope from the adjacent current quarry floor at circa 90mAOD to the surface level of the proposed extension area, at approximately 134mAOD. The site slopes gently to the north and west.
- 3.7 There is no built development on the site. The nearest residential properties lie to the east and south east of the site, with the closest being circa 200m from the site boundary.

Site Access

- 3.8 The site will be accessed via the adjacent Penparc quarry. The existing quarry is accessed off the A487 to the south. An internal road will provide an access from the site to the existing quarry infrastructure including the existing mineral processing plant, concrete batching plant, fixed plant site area, buildings and settlement lagoons, which are located at the southern end of the adjacent quarry.
- 3.9 Public footpath 78/2/D runs along the eastern boundary of the site, while public footpath 78/3 runs along the southern boundary of the site.

Local Development Plan Status

- 3.10 The site is identified in the adopted Ceredigion Local Development Plan as part of a wider mineral allocation (allocation reference MNA02010).

Planning History

- 3.11 There is no planning history relating to the site.
- 3.12 The planning history for the existing adjacent quarry is given in the table below:

Table 1: Planning History

Application Reference No.	Details	Date Approved
	Limited information held by Ceredigion County Council	04/1959
	Limited information held by Ceredigion County Council	12/1959
931283	Extension of quarry and importation of earthspoils for use in landscaping	15/03/1994
941083	Variation of condition to allow extension to hours of work etc (Temporary Permission)	16/12/1994
960155	Variation of condition 27 of C1/404 Controlling hours of work.	19/04/1996

- 3.13 The quarry is currently operated by virtue of planning permission (reference C1/404) referred to in the above table as application reference number 931283, which was approved on 15th March 1994 for:

“Retrospective application for the extension of Cardigan Sand and Gravel Quarry and the import of earthspoils for use in Landscaping and Restoration, for Cardigan Sand and Gravel Co. Ltd, Nat. Grid Reference SN2048.”

4.0 THE DESCRIPTION OF THE DEVELOPMENT

4.1 Planning permission is sought for:

The extraction of sand and gravel, with restoration at low level to agricultural and nature conservation uses.

Overview of the Proposed Development

- 4.2 The site will be worked as an extension to the existing adjacent Penparc Quarry, with access to the site being through the existing quarry.
- 4.3 The proposed development comprises a lateral extension of the existing quarry, extending to 0.6ha. This extension will rationalise the shape of the quarry, through the removal of a promontory into the quarry. This will allow the recovery of mineral from the batters which form the current excavation boundary, and the mineral underlying the site itself. The proposed development would release 595,000t of mineral, comprising approximately 118,000t of mineral within the site that is allocated within the Local Development Plan and 477,000t of mineral within the batter slopes of the existing adjacent quarry.
- 4.4 Mineral extraction from the site will be processed at the existing plant site located at the southern end of the quarry. The mineral will be blended with mineral extracted elsewhere within the adjacent quarry to meet the specifications required for sale.
- 4.5 Mineral extraction would be undertaken in accordance with all aspects of the existing planning permissions on the adjacent quarry. No change to the current approved operational practice would be required.
- 4.6 The mineral would be extracted to a similar depth to the floor level of the adjacent current working area. Within the site this will result in working down to between 100mAOD and <90mAOD, with the mineral in the existing quarry batters being worked to the permitted level of 80mAOD.
- 4.7 The mineral will be excavated by excavators and loading shovels before being hauled to the adjacent quarry plant site via an internal haul road for processing. The mineral would then be exported from the site for sale.

- 4.8 The soil from the proposed extension area would be stripped in advance of mineral extraction and stored as a peripheral bund around the site, or as part of existing soil bunds around the wider quarry, for use in the future restoration of the site. The proposed soil bund would be located between the extraction area and the permissive footpaths 78/2/D and 78/3, which will assist in visual and acoustic screening.

Timescale and Hours of Operation

- 4.9 The site (incorporating the existing permitted quarrying operations) would be worked at a maximum export rate of 150,000tpa (tonnes per annum), in line with the existing planning permissions for the adjacent quarry. The site would be worked, and mineral stockpiled within the existing quarry, at a rate to ensure that the site has been excavated and restored by 14th March 2029, to tie with condition 1 of permission reference C1/404.
- 4.10 The proposed development at the site would operate during the same hours as permitted under condition 27 of the existing planning permission for the adjacent quarry, which are:
- Monday to Friday: 7:00am to 8.00pm
- Saturday: 7:00am to 1:00pm
- Sunday & Bank Holidays: Closed

Vehicle Movements

- 4.11 The mineral extracted from the site, will be transported to the existing processing plant, via an internal haul road, where it will be processed and blended, as necessary, for sale.
- 4.12 Exports from the site will continue to be limited to 150,000tpa, in line with the planning permission for the existing quarry.
- 4.13 As a result there will be no increase to the number of HGV movements associated with the quarrying operations per day.

Site Preparation, Method of Working and Restoration

Soils and Overburden

- 4.14 Soils and overburden (where it exists) would be stripped and stockpiled around the edge of the site using an excavator and dozer to shape the mounds. The stockpiles of soils and overburden will not impinge on the use of footpath numbers 78/2/D and 78/3.

Extraction

- 4.15 The site will be worked as three phases of working, as illustrated on drawing numbers WS 01 to WS 05 at appendices B.2 to B.6.
- 4.16 Phase 1 will see the commencement of extraction operations in the extension area. A haul route will be developed to access the southern end of the site, through the remodelling of the in-situ material.
- 4.17 The site and the adjacent quarry batter slopes will then be worked contemporaneously as shown on drawing numbers WS 01 to WS 03, to form the final quarry profile illustrated on drawing number WS 04.
- 4.18 There will be no fixed plant or facilities on the site. The mineral will be worked using mobile plant and transported to the processing plant within the quarry for processing.

Restoration

- 4.19 The final restoration concept is illustrated on drawing number WS 05. This illustrates how the restoration of the extension area will fit with the overall restoration of the wider adjacent quarry area.
- 4.20 Whilst the wider quarry benefits from condition 9 of planning permission C1/404, that allows for the importation of inert waste for restoration, it is proposed that the restoration profile within the site will be achieved using mineral waste materials arising from the existing quarry.

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1 The proposed development falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and comprises the following relevant development description from the Table at Schedule 2:

Table 2: Extract from Schedule 2

Description of Development		Threshold
2. Extractive Industries	(a) Quarries, open cast mining and peat extraction (unless included in Schedule 1);	All development except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1,000 square metres.

Source: Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

- 5.2 If a proposed development is listed in the first column in Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column, the proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an EIA is required.
- 5.3 As the proposed mineral extraction will comprise a quarry, then Section 6 (2) of Part 2 of the Regulations require that a screening request is accompanied by:

a) A plan sufficient to identify the land, and the proposed development;
b) A description of the development, including in particular <ul style="list-style-type: none"> • A description of the physical characteristics of the development; • A description of the location of the development, with particular regard to the environmental sensitivity of the geographic areas likely to be affected;
c) A description of the aspects of the environment likely to be significantly affected by the development;
d) A description of any likely significant effects, to the extent of the information available on those effects, of the proposed development resulting from: <ul style="list-style-type: none"> • The expected residues and emissions and the production of waste, where relevant; and • The use of natural resources, in particular soil, land, water and biodiversity; and
e) Such other information or representations as the person making the request may wish to provide or make including any features of the proposed development or any measure envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

- 5.4 The site is not within any “sensitive areas” as defined by the 2017 Regulations, as set out below:

2017 Regulations	The site
(a) land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981(18);	The site is not defined as a SSSI. Part of the Banc-y-Warren SSSI lies immediately to the southeast of the Site, with the Banc-y-Mwldan SSSI lying approximately 0.5km to the north west of the site.
(b) a National Park within the meaning of the National Parks and Access to the Countryside Act 1949(19);	The site is not within a National Park.
(c) a property appearing on the World Heritage List kept under Article 11(2) of the 1972	The site is not listed on the World Heritage List.

UNESCO Convention for the Protection of the World Cultural and Natural Heritage(20);	
(d) a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979(21);	The site does not contain any scheduled monuments.
(e) an area of outstanding natural beauty designated as such by an order made under section 82(2) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000(22);	The site is not within an AONB.
(f) a European site;	The site is not within and does not contain any European sites.

- 5.5 In accordance with the 2017 Regulations, the proposed development falls within Schedule 2 as it exceeds the thresholds of Schedule 2 mineral and waste related developments.
- 5.6 The site is circa 0.6ha. Accordingly, it is necessary to consider whether the development is likely to give rise to significant environmental effects by virtue of its location, characteristics or potential impacts. For completeness, we are aware that, in formulating a Screening Opinion, the relevant authority is required to have regard to the selection criteria for Screening Schedule 2 development, as contained within Schedule 3 of the 2017 Regulations. The three subject areas within Schedule 3 are:
- 1) Characteristics of Development;
 - 2) Location of development; and
 - 3) Types and characteristics of the potential impact.
- 5.7 Each subject area has multiple sub-headings (effectively criteria) which, whilst extensive, have been set out below, together with a brief commentary as to how the proposed development measures against the relevant individual headings.

Characteristics of Development

(a) The size and design of the development

- 5.8 The site extends to 0.6ha, however, once an appropriate stand-off is applied to the boundaries of the site, and to the adjacent footpaths, the area of the site from which mineral extraction could take place is reduced to approximately 0.53ha.
- 5.9 The same method of working and restoration would be adopted on this site, as with the adjacent quarry.

(b) The cumulation with other existing development and/or approved development

- 5.10 The site would be worked as an extension to the adjacent quarry. It is not proposed to alter the rate of mineral exported from the site as a whole (the existing quarry, together with the extension area).
- 5.11 As a result, there will be no change to the number or routing of HGVs servicing the site, which will help to minimise any potential impacts in terms of noise and dust.

(c) The use of natural resources, in particular land, soil, water and biodiversity

- 5.12 The proposed development would not result in the loss of any “sensitive” land.
- 5.13 All soil will be retained for use as part of the restoration of the site.
- 5.14 No water will be utilised as part of the extraction operations, with the mineral being processed through the permitted plant on the adjacent site, as a result there will be no change to the water usage on site.
- 5.15 The proposed development would result in the loss of the existing biodiversity on site, which has been assessed as being of low quality. However, the restoration of the site has the potential to deliver biodiversity net-gains. An ecological survey has been carried out the results of which can be found at Appendix C.1.

(d) The production of waste

- 5.16 The working and processing of the mineral has the potential to result in the production of mineral that is not a saleable product. This mineral waste material will be retained within the site or the adjacent quarry and will be utilised in the final restoration of the site as a whole.

(e) Pollution and nuisances

- 5.17 The extraction of mineral from the site, and subsequent restoration of the site has the potential to give rise to concerns of pollution and nuisance relating to noise and dust. However, the method of extraction, the natural screening afforded by the resultant landform, together with the distance to the nearest sensitive properties would reduce the impact of these potential nuisances.
- 5.18 The current quarry activities on the adjacent site are undertaken without giving rise to unacceptable levels of pollution or nuisance. Noise and air quality assessments have been undertaken to assess any potential impact and provide appropriate mitigation, these are attached at Appendix C.2 and C.3.

(f) The risk of major accidents and/or disasters relevant to the development concerned

- 5.19 The nature of the development, the extraction of mineral and restoration of the site, is unlikely to give rise to the risk of major accidents and/or disasters.

(g) The risks to human health

- 5.20 The mineral extraction operations have the potential to produce dust. However, the nature of the mineral, distance to neighbouring properties and the employment of good site management techniques, should minimise the potential impact of any dust generation.
- 5.21 The mineral extracted from the site, will be processed through the plant on the existing quarry, and will be exported from site utilising the current well established transport route. As such the proposed development would not give rise to any new air borne pollution related to vehicle emissions.
- 5.22 The potential impact of the development in air quality terms has been assessed, see Appendix C.3.

Location of development**(a) The existing and approved land use;**

- 5.23 The site has been used as rough grazing land. The site has the potential to have some ecological value. An ecological survey of the site has been undertaken to assess its value and to mitigate against any loss, the resultant report is attached at Appendix C.1.

(b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

- 5.24 The site is not covered by any ecological designation, however, the development would result in the permanent loss of the existing biodiversity. An ecological survey of the site has been undertaken to assess its value and to mitigate against any loss, the resultant report is attached at Appendix C.1.
- 5.25 No bodies of water (with the exception of the operational settlement lagoon in the existing quarry) are located within 100m of the main site. The site will continue to be worked dry.
- 5.26 The soils will be retained as part of the development.

(c) The absorption capacity of the natural environment

- 5.27 The site is not within any of the areas outlined in the 2017 Regulations, namely:
- (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation;

- (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in [F1retained EU law] and relevant to the project, or in which it is considered there is such a failure;
- (vii) densely populated areas;
- (viii) landscapes and sites of historical, cultural or archaeological significance.

Types and characteristics of the potential impact.

(a) The magnitude and spatial extent of the impact

- 5.28 Any environmental effects are likely to be limited to the site itself, or its immediate hinterland and would be assessed against the backdrop of the existing quarry.

(b) The nature of the impact

- 5.29 It is considered that the environmental effects of the proposed development are likely to be minimal, and limited to:
- Ecology
 - Noise
 - Dust

(c) The transboundary nature of the impact;

- 5.30 The proposal does not span any borders or result in any significant air borne or water borne emissions. Hence, there would be no potential for transboundary effects.

(d) The intensity and complexity of the impact;

- 5.31 The proposed development represents a small extension to the existing operations at the adjacent quarry and does not comprise either an increase in the intensity of operations or the complexity of any resultant impacts.

(e) The probability of the impact;

- 5.32 Through the application of current work practices at the adjacent quarry and the considered design of the mineral extraction operations, there is a low probability that significant environmental impacts would occur.

(f) The expected onset, duration, frequency and reversibility of the impact;

- 5.33 The site would be worked contemporaneous with the existing site over a similar timescale, the majority of any potential impacts would as a result be short term in nature.
- 5.34 Potential impacts in respect of noise and dust, would be short term and reversible in nature and would be limited to the duration of working within the site, c. 5 years.
- 5.35 The proposed development has the potential to result in a biodiversity net gain as part of the final restoration of the site.
- 5.36 Whilst the mineral extraction operation would result in a permanent change to the landform, the site lies adjacent to an active quarry, which has already had a landscape and visual impact. The development of the site would have an insignificant additional impact.

(g) The cumulation of the impact with the impact of other existing and/or approved development;

- 5.37 It is proposed that the site would be worked contemporaneous with the existing adjacent quarry. The rate of extraction for the site as a whole (incorporating both the permitted quarry and the proposed extension) would be maintained in line with the existing approved quarry so would not give rise to any increase in activity. This would minimise the potential for the cumulation of impacts between the sites.

(h) The possibility of effectively reducing the impact.

- 5.38 The soils found on site will be retained and used in the final restoration of the site.
- 5.39 The extraction of the minerals on site will be undertaken to ensure that the existing and resultant landform will assist in reducing any potential impacts of the development.
- 5.40 Good site managements techniques would be employed to minimise the impact of the development in terms of noise and dust.

Summary and Conclusion

- 5.41 An EIA is only required for developments which are likely to give rise to a “significant effect on the environment”. As outlined in the preceding sections, the proposed development is not considered to give rise to significant environmental effects and therefore an EIA is not required.
- 5.42 It is acknowledged that this development will exceed the applicable threshold and criteria of Schedule 2. The proposed development is therefore considered to be a Schedule 2 development. However, it would not give rise to a significant environmental effect in the context of the current quarrying operation, nature of the site, and the surrounding locality.

- 5.43 The environmental issues potentially affected by the proposed development are considered to be limited to:
- Noise & Dust: Due to the nature of the extraction, dust and noise are a potential environmental impact.
 - Ecology: The proposed development will result in the potential loss of habitat.
- 5.44 Accordingly, assessments have been undertaken, the results of which are attached at Appendix C.1, C.2 and C.3.

6.0 PLANNING POLICY INCLUDING NEED

National Policy

Wellbeing of Future Generations (Wales) Act 2015

- 6.1 The Wellbeing of Future Generations (Wales) Act 2015 imposes a social, economic, environmental and cultural “well-being” duty on public bodies and requires them to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 6.2 The Act puts in place seven well-being goals:
- A Prosperous Wales;
 - A Resilient Wales;
 - A Healthier Wales;
 - A More Equal Wales;
 - A Wales of Cohesive Communities;
 - A Wales of vibrant culture and thriving Welsh language; and
 - A globally responsible Wales.
- 6.3 This “wellbeing duty” is a fundamental underlying consideration in the process of determining planning applications.

Planning Policy Wales

- 6.4 The application of the Well-being of Future Generations (Wales) Act 2015 in a planning context is reflected in Planning Policy Wales (PPW) Edition 11, published 24th February 2021.
- 6.5 The primary objective of the 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,”

6.6 Chapter 2 of PPW is concerned with “People and Places” and achieving well-being through “Placemaking” which is now a major policy theme and requirement in both plan making and development management decisions.

6.7 PPW defines ‘placemaking’ as:

“a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multidimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.”

6.8 Placemaking and achieving sustainable places is underpinned by five ‘Key Planning Principles’. These are intended to ensure that the right development is in the right place and to enable the goals and five ways of working set out in the Well-being of Future Generations Act to be realised through land use planning. The ‘Principles’ are translated into National Sustainable Placemaking Outcomes which should be used to inform the assessment of development proposals. The Principles and Outcomes relate to:

- Growing the economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities; and
- Maximising environmental protection and limiting environmental impact.

- 6.9 PPW acknowledges that society needs, and will continue to need for the foreseeable future, a wide range of minerals and that there is a fundamental need to maintain an adequate supply of minerals. PPW further acknowledges that minerals can only be extracted where they are found to occur.
- 6.10 PPW seeks to ensure that the efficient use of minerals.
- 6.11 The proposed development will ensure that the best use is made of the mineral reserves within the allocated site and the adjacent Penparc Quarry. The development will release 595,000t of sand and gravel, the majority of which will come from the batter slopes of the existing quarry.

Minerals Planning Policy Wales

- 6.12 Mineral Planning Policy for Wales (MPP) was published in December 2000.
- 6.13 The policy acknowledges that 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;
 - wherever possible any mineral workings should avoid any adverse environmental or amenity impact; where this is not possible working needs to be carefully controlled and monitored so that any adverse effects on local communities and the environment are mitigated to acceptable limits;
 - 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.
- 6.14 MPP pre-dates PPW, however, it still seeks to ensure mineral development is undertaken in a sustainable way reflecting:
 - Social progress
 - Effective protection of the environment
 - Prudent use of natural resources
 - High and stable levels of economic growth
- 6.15 MPP sets 5 key principles:

MPP Principles	Proposed Development
<ul style="list-style-type: none"> – To provide mineral resources to meet society’s needs and to safeguard resources from sterilisation. 	<ul style="list-style-type: none"> • The site has been allocated for mineral extraction (releasing 118,000t of mineral). • The proposed development will release an additional 477,000t of mineral which is

MPP Principles	Proposed Development
	currently “sterilised” in the adjacent quarry batter slopes.
– To protect areas of importance to natural or built heritage.	<ul style="list-style-type: none"> The site is not within an area of importance to natural or built heritage, including National Parks, AONBs, SPAs, SACs, SSSIs or NNRs. The proposals will result in the loss of a small amount of Grade 2 agricultural land (<0.3ha).
– To limit the environmental impact of mineral extraction.	<ul style="list-style-type: none"> The application has considered potential environmental impacts, as set out in section 5 and 7. The existing adjacent quarry is operated in accordance with its planning conditions, without giving rise to unacceptable impacts to the local community.
– To achieve high standard restoration and beneficial after-use.	<ul style="list-style-type: none"> The planning application includes proposals for the restoration of the site, as part of the restoration of the wider adjacent quarry area.
– To encourage efficient and appropriate use of minerals and the re-use and recycling of suitable material.	<ul style="list-style-type: none"> The mineral extracted from the site (and that released from the batters of the adjacent quarry) will be processed and graded on the adjacent quarry. This will ensure that the most appropriate use is made of the differing grades for mineral released. Where necessary the mineral will be blended to meet the requirements of the end user.

Minerals Technical Advice Note (Wales) 1: Aggregates

6.16 The Minerals Technical Advice Note 1: Aggregates (MTAN1) was published in March 2004.

6.17 The overarching aim for aggregate 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.

6.18 The MTAN1 builds on the 5 key principles of the MPP, set out above.

Regional Technical Statements for Aggregates

6.19 The Regional Technical Statements for Aggregates (RTSA) comprises the following documents:

- Aggregate Working Parties: 2nd Review: Main Document (September 2020)
- Aggregate Working Parties: 2nd Review: Appendix A (North Wales) (September 2020)
- Aggregate Working Parties: 2nd Review: Appendix B (South Wales) (September 2020)

6.20 RTSA set a national headline figure for future primary, land-won aggregates provision of 20.224M tpa. This has been divided with North Wales having a target provision of 7.738M tpa and South Wales of 12.486M tpa.

6.21 RTSA defines a number of sub-regions each with their own apportionment:

- North West Wales (comprising Anglesey, Gwynedd, Conwy and the Snowdonia National Park);
- North East Wales (comprising Denbighshire, Flintshire & Wrexham);
- Powys;
- **West Wales (Pembrokeshire, Pembrokeshire Coast National Park and Ceredigion);**
- Swansea City-Sub-Region (Swansea, Neath Port Talbot and Carmarthenshire);
- Cardiff City Sub-Region (Cardiff, RCT, Merthyr Tydfil, Caerphilly, Bridgend, the Vale of Glamorgan and the Brecon Beacons National Park); and
- ‘Former Gwent’ (Blaenau Gwent, Torfaen, Newport and Monmouthshire).

6.22 With respect to the West Wales sub region, the following apportionments were set for the provision of Sand and Gravel:

Table 3: Allocations Required for Land-won Sand & Gravel Aggregates – South Wales (Mtpa)

Local Planning Authority - West Wales	Annualised Apportionment	Total Apportionment (22 years)	Existing permitted reserves (as at 31/12/2016)	Existing landbank (years)	Shortfall of Existing Permitted Reserves
Ceredigion	0.188	4.136	0.510	2.7	3.626
Pembrokeshire	0.000	0.000	0.000	n/a	0.000
Pembrokeshire NP	0.118	2.600	2.600	22	0.000

Source: Table 5.5

- 6.23 Appendix B of RTSA notes that within West Wales, sand and gravel is worked from the glacial and glaciofluvial sand & gravel deposits around Cardigan, straddling the boundaries between the National Park (Trefigin and Pantgwyn Quarries), Pembrokeshire and Ceredigion (Penparc Quarry). Glaciofluvial deposits are also present along the Teifi valley in Ceredigion (currently worked at Pant Quarry), and in more localised areas elsewhere (including Crug-yr-Eryr Quarry, in Ceredigion). Alluvial sand & gravel is also worked on a very small scale, in the Rheidol valley at Glanyrafon in Aberystwyth.
- 6.24 RTSA notes that these quarries are thought likely to serve markets which lie primarily within the West Wales sub-region and are well placed in relation to local centres of demand.
- 6.25 The identified shortfall in reserves within Ceredigion have been address in part, through site allocations at Penparc (1.8Mt – which includes the site) and Pant Quarry (0.15Mt).

Statutory Development Plan

- 6.26 Section 38(4) of the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Wales Act 2015) identifies that the development plan in Wales comprises the National Development Framework for Wales, the strategic development plan for any strategic planning area that includes all or part of that area, and the local development plan for that area.

National Development Framework: Future Wales – The National Plan 2040

- 6.27 The Welsh Government published the National Development Framework (NDF) – Future Wales: The National Plan on 24 February 2021. It replaces the Wales Spatial Plan.
- 6.28 The document sets out the direction for development in Wales to 2040.

“It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.”

- 6.29 The role of Future Wales is defined by legislation and by the Programme for Government - Prosperity for All: The National Strategy. The Plan will play an important role in driving sustainable growth and combating climate change by guiding strategic development over the next 20 years and will inform the Wales Infrastructure Investment Plan in determining capital investment priorities.
- 6.30 Future Wales reinforces the plan-led system providing the national, strategic tier of the Development Plan, beneath which Strategic Development Plans (SDPs) at a regional level and Local Development Plans (LDPs) will take forward policies and key issues and identify more specifically the appropriate

scale and location for new infrastructure and development. All 3 tiers are strongly influenced by Planning Policy Wales.

- 6.31 Future Wales acknowledges that aggregates underpin economic growth, providing construction related products essential for the delivery of placemaking, housing and infrastructure. Effective planning ensures that a reliable supply of minerals, which is capable of simultaneously meeting demand in all regions of Wales, is always available.
- 6.32 Within Future Wales, Ceredigion lies within Mid Wales, within a Regional Growth Area (the Teifi Valley).

Ceredigion Local Development Plan

- 6.33 The Ceredigion Local Development Plan 2007-2022 (LDP) was adopted in 2013. The LDP includes policies relating to mineral development.
- 6.34 There is no Place Plan covering the site.
- 6.35 Work on the review of the adopted Local Development Plan started in 2017, the Replacement Local Plan 2018-2033. The Council issued a “call for sites” in 2018 and again in 2019. The Preferred Strategy was published for consultation in mid-2019. It was originally anticipated that the Replacement Plan would be adopted in late 2021, however this timescale has been delayed. In November 2021, the County Council confirmed that:

The replacement LDP has been on pause due to COVID-19 since April 2020 on the advice of Welsh Government, it was anticipated until the release of the above statement that work would resume on LDP2. However, having evaluated the impact of the NRW planning statement on LDP2, there is significant risk of the plan being considered ‘unsound’ through the public examination process and not fit for purpose, due to the phosphate issue being unaddressed. This is because at present further work is required on phosphates, potential mitigations and general nutrient management thus LDP2 would not be able to demonstrate that the proposed development in the river Teifi catchment area is phosphate neutral. An alternative option was to exclude the river Teifi catchment area from LDP2’s Spatial strategy thus excluding the areas affected by phosphates, however this would not meet the needs of a significant proportion of Ceredigion’s population. In addition, LDP2 will have to be in general conformity with Future Wales The National Plan 2040 and Planning Policy Wales (PPW 11), which identifies the Teifi Valley as a regional growth area and requires planning authorities to focus development in the most sustainable locations thus excluding the affected area would not be in accordance with national policy.

Therefore, at a Full Council held virtually on 21 October 2021, Ceredigion County Councillors agreed a pragmatic decision needed to be reached and agreed to a temporary but as yet unspecified length pause for the replacement LDP to allow essential evidence and data to be gathered and mitigation options to be devised. In the meantime Ceredigion County Council is working with Natural Resources Wales, Dŵr Cymru Welsh Water, Welsh Government and neighbouring Local Authorities to find both national and local solutions to the issue.

Although the current LDPs plan period ends in 2022, it will continue to be the Development Plan for Ceredigion until a Replacement Plan is adopted.

- 6.36 The adopted Local Plan acknowledges the important role that Ceredigion's sand and gravel reserves have within the region:

Ceredigion's sand and gravel resource is of regional importance making up for the absence of any accessible marine aggregate sources (the nearest Bristol Channel landings being well beyond the notional 30Km haulage limit).²

- 6.37 Reflecting this a key issue identified within the plan is:

The need to identify and safeguard the county's mineral resources, maximise the use of secondary and recycled aggregates and maintain a level of aggregates supply in accordance with the recommendations of the RAWP RTS.³

- 6.38 Objective 15 of the plan seeks to:

To provide an adequate and sustainable supply of mineral resources to meet society's needs, without compromising the environment, amenity, geodiversity or future resource needs.

- 6.39 The Local Plan does not include any policies relating to a range of operational matters as these are adequately covered by national guidance.

- 6.40 Policy LU27: The Sustainable Supply of Mineral Resources of the local plan states:

² Ceredigion Local Development Plan (2007 – 2022) Volume 1, Para 3.18

³ Ceredigion Local Development Plan (2007 – 2022) Volume 1, KI 6.5

The LDP shall ensure that an adequate and sustainable supply of mineral resources can be produced to meet society's needs, without compromising the environment, amenity, geodiversity, or future resource needs.

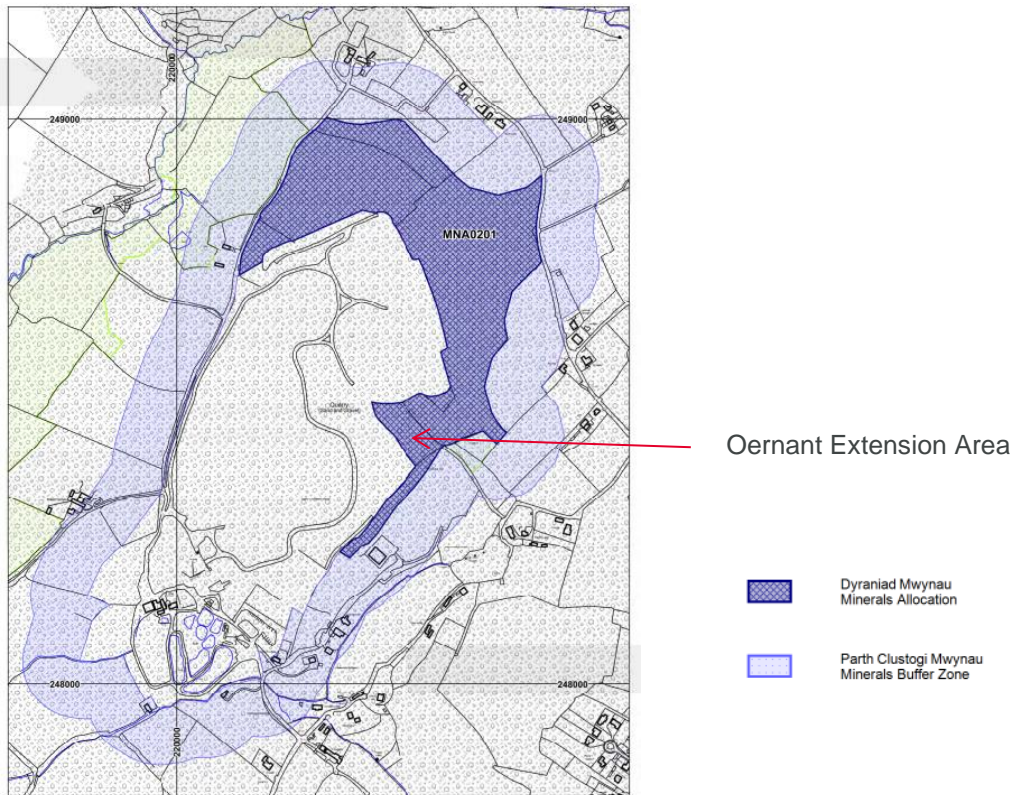
In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel aggregates, throughout the plan period.

To ensure the above can be achieved:

- 1. Aggregate mineral resources identified in the LDP Proposals Map will be safeguarded (see Policy LU30).*
- 2. Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.....*

6.41 The site forms part of an allocated extension (12.79ha) to Penparc Quarry, LDP Site Allocation MNA0201: Cardigan Sand and Gravel Quarry, Penparc.

Figure 2: LDP Site Allocation for Penparc Quarry



Source: Extract from the Ceredigion Local Development Plan (2007 – 2022) Volume 2 - Insert Map 0203

6.42 Due regard has been had to Policy LU28: Criteria that will be Applied to Mineral Proposals

All mineral planning applications must include sufficient information to enable them to be fully assessed to establish whether individually or cumulatively they will have an unacceptable adverse impact on the environment and/or the amenity of nearby residents and will only be approved where it can be fully demonstrated that they will not.

Each of the two areas shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.

6.43 More information on the potential impact of the development is included in this supporting statement and appendices, including:

MPP Principles	Proposed Development
– Access and traffic generation including the routes to be used for minerals transportation (Policy DM03)	<ul style="list-style-type: none"> • There will be no change to the volume or routing of HGVs visiting Penparc Quarry.
– Noise (in terms of limits, type and locations) (Policy DM22)	<ul style="list-style-type: none"> • See Appendix C.2
– The control of dust, smoke and fumes (Policy DM22)	<ul style="list-style-type: none"> • See Appendix C.3
– Disposal of mineral waste (Policies LU31 and LU32)	<ul style="list-style-type: none"> • Any mineral waste will be retained on site and utilised as part of the restoration of the site
– Blasting Controls (Policy DM22) *for noise, but not for vibration and fly-rock	<ul style="list-style-type: none"> • There will be no blasting on site.
– Land drainage, impact on groundwater resources and the prevention of pollution of water supplies (Policy DM22)	<ul style="list-style-type: none"> • See section 7
– Visual intrusion and general landscaping (Policies DM06, DM17 & DM19)	<ul style="list-style-type: none"> • See section 7
– Impact on sites of nature conservation, historic and cultural importance (Policies DM06; DM17, DM19, DM14, DM15 and DM16)	<ul style="list-style-type: none"> • See section 7
– Land instability (Policy DM22)	<ul style="list-style-type: none"> • See section 7
– Promotion of the use and treatment of unstable, derelict or contaminated land (Policy DM22)	<ul style="list-style-type: none"> • This is not applicable to this application
– Cumulative impact (Policies DM14 and DM15); and	<ul style="list-style-type: none"> • See section 7
– Restoration, aftercare and after-use (Policy LU27).	<ul style="list-style-type: none"> • See section 4

6.44 The planning application has also had regard to the following development management policies, that are applicable to the proposed development:

- 6.45 An ecological assessment has been undertaken of the proposed development in accordance with Policy DM15: Local Biodiversity Conservation. This is included at Appendix C.1. The assessment concludes:

The proposed development does not present a significant risk to habitats in the area. Potential impacts on reptiles will require consideration through a Reasonable Avoidance Measures scheme. Populations of locally-rare plants and lichens on adjoining quarry slopes may be temporarily impacted but these are likely to be widely distributed across unaffected areas. They would be expected to expand under a post-extraction restoration scenario which favoured maintenance of sparsely vegetated sandy areas and natural regeneration.

- 6.46 Policy DM17: General Landscape

Development will be permitted provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion, the National Parks and surrounding area by:

- 1. causing significant visual intrusion;*
- 2. being insensitively and unsympathetically sited within the landscape;*
- 3. introducing or intensifying a use which is incompatible with its location;*
- 4. failing to harmonise with, or enhance the landform and landscape; and /or*
- 5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.*

Where possible development should enhance these qualities and special character.

- 6.47 The site does not lie within or contain:

- A Special Land Area (SLAs) (Policy DM18)
- A Historic and Cultural Landscape (Policy DM19)
- Protected Trees, Hedgerows and Woodland (Policy DM20)

6.48 Noise and dust assessments have been undertaken of the proposed development in accordance with Policy DM22: General Environmental Protection and Enhancement. These are included at Appendix C.2 and C.3. The assessments conclude:

Noise *The assessment identifies that the Proposed Development will give rise to predicted noise levels that comply with the MTAN1 planning requirements.*

Dust *Potential impacts in relation to human health (PM10) have been screened in accordance with the IAQM guidance. Due to local PM₁₀ concentrations falling well below 17 µg/m³, impacts on human health would be negligible.*

Dust emissions from on-site activities have been assessed in respect of potential disamenity effects at receptors within 400m of the site boundary and at the adjacent designated SSSI. The sourcepathway- receptor approach has determined a negligible risk of effects at the nearest residential and ecological receptors.

Activities carried out within the extension area would be undertaken in accordance with the existing mitigation plan currently in place within the wider quarry to ensure emissions are kept to a minimum and no significant effects occur.

6.49 The proposed development accords with the Policies of the adopted Ceredigion Local Development Plan.

6.50 The emerging Local Plan is at an early stage, as a result there are no emerging policies against which to assess the proposed development.

6.51 In 2017, a Minerals Topis Paper was published in draft. This document is intended to inform the preferred strategy for minerals development within the County. The Paper indicates an intention to carry forward the current allocations at Pant and Penparc, including the site.

Need for the Development

6.52 National, regional and local planning policy seek to ensure a steady and adequate supply of aggregates. With respect to the supply of sand and gravel a steady and adequate supply is considered to a landbank of mineral planning permissions of at least 7 years supply, based on a 10-year average, taking into account any regional apportionment.

6.53 The RTSA, confirmed that as at 2020, Ceredigion had:

- an annualised apportionment of 0.188M tpa

- a total appointment (22 years) of 4.136Mt
 - existing permitted reserves (as at 31st December 2016) of 0.510Mt
 - a landbank of 2.7 years
 - a shortfall of permitted reserves (as at 31st December 2016) of 3.626Mt
- 6.54 The LDP allocated two areas within the adopted plan for the provision of future reserves of sand and gravel: 0.15Mt at Pant Quarry, and 1.8Mt at Penparc (this includes the Oernant Extension Area).
- 6.55 There is no evidence of any planning applications having been made in respect of reserves at Pant Quarry. Indeed there have been no planning permissions granted for the extraction of sand and gravel within Ceredigion Local Authority area since 31st December 2016. It is therefore assumed that the landbank as at 31st December 2023 continues to be well below the 7 years required by planning policy and is falling year on year.
- 6.56 The proposed development would release 595,000 tonnes of mineral, equating to an additional 5-years supply in terms of Ceredigion's landbank, or 2-years supply when considered in the regional context. This constitutes a significant contribution to both the county and the regional landbank.

7.0 OTHER CONSIDERATIONS

Economic, Social and Environmental Benefits

- 7.1 The following paragraphs summarise some of the benefits associated with the proposed sand and gravel extraction and subsequent restoration of the extension area.

Sustainable supply of sand and gravel products

- 7.2 The mineral extracted from the site, together with that already extracted from the existing adjacent quarry is required to meet local demand for a range of sand and gravel products.
- 7.3 Minerals can only be worked where they are found. The site and adjacent quarry is a proven resource of sand and gravel. The mineral extracted from the extension area would be transported via an internal haul road to the existing processing plant.
- 7.4 The proposed development comprises a lateral extension of the existing quarry, extending to 0.6ha. This extension will rationalise the shape of the quarry, through the removal of a promontory into the quarry. This will allow the recovery of mineral from the batters which form the current excavation boundary, and the mineral underlying the site itself. The proposed development, extending to just 0.6ha, would release 595,000 tonnes of mineral, comprising approximately 118,000t of "mineral

allocated within the Local Development Plan” and 477,000t of mineral within the batter slopes of the existing adjacent quarry.

- 7.5 The proposed development would release 595,000 tonnes of sand and gravel, making a significant addition to county landbank, that is currently below the 7 years required.

Employment

- 7.6 The proposed development would continue to secure direct employment opportunities within the area. The quarry currently employees 12 full time members of staff and an additional 3 part time employees.

Business Rates

- 7.7 The site would continue to contribute business rates annually, which would be paid to the local authority in which the site is located. Business rates are used to fund local services. This would be in addition to the business rates that the applicant already pay in connection with its operations at Penparc Quarry.

Environmental and Community Benefits

- 7.8 The site is currently rough grazing land of low ecological value. Following extraction, the site would be restored to agriculture and nature conservation uses bringing with it potential environmental benefits.

Ecology and Conservation

- 7.9 A preliminary ecological assessment of the site, together with the adjacent quarry batter slopes has been undertaken. The resultant report is attached at Appendix C.1.
- 7.10 The Banc-y-Mwldan SSSI lies approximately 400m to the north-west of the site. This is of importance for its lime-rich flushes and seepages, which support rare plants and insects. The impact of the proposed development on the SSSI has been considered as part of the ecological assessment, with no impacts being identified.
- 7.11 The ecological assessment concludes:

The proposed development does not present a significant risk to habitats in the area. Potential impacts on reptiles will require consideration through a Reasonable Avoidance Measures scheme. Populations of locally-rare plants and lichens on adjoining quarry slopes may be temporarily impacted but these are likely to be widely distributed across unaffected areas. They would be expected to expand under a post-extraction restoration scenario which favoured maintenance of sparsely vegetated sandy areas and natural regeneration.

Noise

7.12 A noise assessment of the proposed development has been undertaken. The resultant report is attached at Appendix C.2.

7.13 The report concludes:

The assessment identifies that the Proposed Development will give rise to predicted noise levels that comply with the MTAN1 planning requirements.

It is therefore recommended that noise should not be a considered constraint to the approval of this Planning Application, subject to the operational measures described within this report.

Air Quality

7.14 An air quality assessment of the proposed development has been undertaken. The resultant report is attached at Appendix C.3.

7.15 The report concludes:

The impact of dust emissions from on-site activities has been assessed in accordance with the IAQM guidance on the assessment of mineral dust impacts. Potential impacts in relation to human health (PM10) have been screened in accordance with the IAQM guidance. Due to local PM10 concentrations falling well below 17 µg/m³, impacts on human health would be negligible.

Dust emissions from on-site activities have been assessed in respect of potential disamenity effects at receptors within 400m of the site boundary and at the adjacent designated SSSI. The source pathway-receptor approach has determined a negligible risk of effects at the nearest residential and ecological receptors.

Activities carried out within the extension area would be undertaken in accordance with the existing mitigation plan currently in place within the wider quarry to ensure emissions are kept to a minimum and no significant effects occur.

Transport (inc Public Rights of Way)

7.16 The mineral excavated from the site, and adjacent quarry batters, will be transported to the existing processing plant via internal haul roads. Once processed and blended with other products dug from within the adjacent quarry, the saleable material will be exported off site in accordance with the

conditional limits of 150,00tpa. There will be no change to the volume or routing of the HGVs visiting the quarry.

- 7.17 Public footpath 78/2/D runs along the eastern boundary of the site, while public footpath 78/3 runs along the southern boundary of the site. These footpaths will remain unaffected by the proposed development. The footpaths will be maintained on their permitted route throughout the extraction and restoration phases of the development.

Archaeology / Heritage

- 7.18 A desk-based assessment of publicly available information has been undertaken.
- 7.19 There are no heritage assets; listed buildings, conservation areas, or scheduled ancient monuments located within the site, or in close proximity to the site.

Topography and Landscape

- 7.20 There are no landscape designations covering the site.

Geology and Soils

Geology

- 7.21 The bedrock geology mapped at Penparc Quarry comprises the Ordovician (Ashgill age) Nantmel Mudstone Formation.
- 7.22 Information from the drilling of groundwater monitoring boreholes identify a thick sequence of fine to medium, occasionally silty and gravelly sand across the site. The BGS boreholes indicate that the bedrock Nantmel Mudstone formation lies at around 46m below ground level (c.47mAOD). The base of the sand and gravel overlying the glaciolacustrine deposit is recorded at around 62mAOD.
- 7.23 The sand and gravel is described as glaciofluvial complex (sand, gravel) with still-water sediments (silt); isolated gravel clasts represent lags from higher rate discharge events. The sand and gravel is generally recorded as a fine to medium pale yellowish brown, slightly silty, slightly gravelly sand. The gravel content is estimated to be around 10%.

Geological SSSI

- 7.24 Part of Banc-y-Warren SSSI, notified for its geological interest, immediately adjoins the south-eastern corner of the site. The small, disused quarry is of importance for the study of fluvio-glacial landforms in the area and NRW require this to be kept open and accessible for study.

7.25 The proposed development will not extend into this area. There will be no impact on the geological exposure.

Agricultural Land classification

7.26 DataMapWales⁴ provides a generalised indication of land quality. This indicates that the north west half of the site (<0.3ha) is Grade 2 land, with the south eastern half of the site being Grade 3b and Grade 4.

7.27 Grade 2 land falls within the definition of “Best and Most Versatile Agricultural Land”⁵. This is land that should only be developed if there is an overriding need for the development.

7.28 As set out in section 6, the site is allocated for mineral extraction. Within the county and region, there is also a need to bring forward additional permitted mineral reserves to meet landbank requirements.

7.29 The potential loss of less than 0.3 hectares of Grade 2 agricultural land, is more than outweighed by the release of mineral from a site allocated for mineral extraction in the adopted location plan, making an important contribution to the county’s landbank for sand and gravel, which is currently below the required 7 years.

Water Environment

7.30 There are no waterbodies located within the site.

7.31 There are a series manmade lagoons located within the existing Quarry, these are used for the management of surface water flows within the Quarry, and represent a closed system.

7.32 It is proposed to that the site will be worked to a depth of 90-100mAOD. The excavations within the site will remain at least 10 metres above the permitted quarry floor, at 80mAOD.

7.33 Neither the site, nor the adjacent Penparc Quarry lie in an area of risk from flooding.

7.34 The proposed development will not give rise to increased flood risk in the locality.

Climate Change

7.35 In 2019, the Welsh Government declared a climate emergency in order to coordinate action nationally and locally to help combat the threats of climate change.

⁴ [Predictive Agricultural Land Classification \(ALC\) Map 2 | DataMapWales \(gov.wales\)](#)

⁵ Planning Policy Wales para 4.10

- 7.36 The Environment (Wales) Act 2016 sets a legal target of reducing greenhouse gas emissions in Wales by at least 80% in 2050. The Act also requires a series of interim targets (for 2020, 2030 and 2040) and carbon budgets. The budgets set a limit on the total amount of greenhouse gas emissions in Wales over a 5-year period to serve as stepping stones and ensure progress is made towards the decadal targets.
- 7.37 In May 2019 the Climate Change Committee published its recommendation for the UK to set a net zero target for 2050. It recommended Wales set a 95% target as our fair contribution to the UK effort. The Welsh Government accepted this recommendation, but is seeking to go beyond 95% to reach net zero.
- 7.38 The applicant believes that “*businesses are responsible for achieving good environmental practice and operating in a sustainable manner*”. They are committed to reducing their environmental impact and continually seek to improve their environmental performance as an integral and fundamental part of their business strategy and operating methods.
- 7.39 Their Environmental Policy is to:
- Wholly support and comply with or exceed the requirements of current environmental legislation and codes of practice.
 - Ensuring activities are carried out with minimal impact on local communities and not creating a nuisance.
 - Minimise waste and then reuse or recycle as much of it as possible.
 - Minimise energy and water usage in their buildings, vehicles and processes in order to conserve supplies, and minimise consumption of natural resources, especially where they are non-renewable.
 - Monitoring fuel use and maintaining plant to enable fuel efficiency.
 - Training employees and raising awareness with procedures and responsibilities.
 - As far as possible, to purchase products and services that do the least damage to the environment and encourage others to do the same.

Topography and Landscape

- 7.40 There are no landscape designations covering the site.

Utilities

- 7.41 There are no utilities crossing, or immediately adjacent to the site.

8.0 DESIGN AND ACCESS STATEMENT

- 8.1 The proposed development has undergone a series of changes, to refine the proposals, with the aim of avoiding any potential impacts on local residents and the environment.
- 8.2 The assessment process considered a variety of aspects, including extent of mineral extraction (lateral and vertical), phased working and restoration, and the method of extraction and the way in which the mineral would be handled on site.
- 8.3 The resultant scheme of working ensures that the maximum volume of mineral can be released, whilst ensuring the minimum impact arising from the proposed development.

9.0 PRE-APPLICATION CONSULTATION

- 9.1 The Planning (Wales) Act 2015 (the Act) requires developers to carry out statutory preapplication consultation on planning applications for major developments in Wales. The winning and working of minerals, regardless of the scale of the development, is defined by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), as major development.
- 9.2 Guidance issued by the Welsh Government⁶ advises that the pre-consultation exercise should include:
- Making draft planning application documents available to view;
 - Notifying the right consultees of the consultation;
 - Providing a 28 day consultation period; and
 - Reporting how the pre-application consultation was undertaken and how people's views were considered in a 'Pre-Application Consultation Report' submitted as part of the application.
- 9.3 In accordance with this guidance the following action was taken:
- Site Notices were displayed at prominent points around the site.
 - Site Notices were sent to the owners or occupiers of land adjoining the site and to community consultees.
 - Information has been sent to special consultants.
 - A copy of the draft planning application was made available online.
- 9.4 The results of the pre-application consultation exercise are included at Appendix D.

⁶ Pre-Application Community Consultation: Best Practice Guidance for Developers

10.0 CONCLUSION

- 10.1 The planning application comprises a small extension to the existing Penparc Quarry, which has been in operation for more than 50 years.
- 10.2 The site is identified in the adopted local plan as a site allocated for the extraction of sand and gravel.
- 10.3 Whilst the site extends to just 0.6ha, the proposed development will release 595,000 tonnes of sand and gravel, from the site and the existing adjacent quarry batter slopes.
- 10.4 There is an ongoing need for additional permitted reserves with the County and the Region. This proposal would make a valuable contribution to the County's landbank of planning permissions, which is currently below the required 7 years.
- 10.5 The proposed development has been assessed in terms noise, air quality and ecology. These assessments concluding that the proposed development will not impact local residents or the environment. There will be no change to number of HGVs visiting the site, as exports will continue to be capped at 150,000tpa.
- 10.6 The proposed development accords with the Development Plan.

APPENDICES

A Planning Application Forms and Certificates

(Not included for the Pre Application Consultation)

- A.1 Application Forms and Certificates (inc Agricultural Holdings Certificate)
- A.2 Check List

B Drawings

	Drawing Reference	Title	Scale
B.1	J0060679-23-03a	Location Plan	1:2500 @ A2
B.2	WS 01 Rev 2	Phased Working Scheme – Phase 1	1:3,500 @ A3
B.3	WS 02 Rev 2	Phased Working Scheme – Phase 2	1:3,500 @ A3
B.4	WS 03 Rev 2	Phased Working Scheme – Phase 3	1:3,500 @ A3
B.5	WS 04 Rev 2	Phased Working Scheme – Final Extraction Profile	1:3,500 @ A3
B.6	WS 05 Rev 2	Phased Working Scheme – Concept Restoration Landform	1:3,500 @ A3
B.7	WS 06 Rev 2	Phased Working Scheme – Cross Sections	1:500 @ A2

C Site Surveys

- C.1 Preliminary Ecological Assessment
- C.2 Noise Assessment
- C.3 Air Quality Assessment

D Pre-Application Consultation

Report to be added once the pre-application consultation has been completed.

