

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0582/FULL 27.08.2014	Hanson UK Hanson Aggregates Machen Quarry Commercial Road Machen Caerphilly CF83 8YP	Relocate existing inert recycling operation to new location within the confines of Machen Quarry Hanson Aggregates Machen Quarry Commercial Road Machen Caerphilly CF83 8YP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Machen Quarry is located on the southern limestone outcrop 13 kilometres north-east of Cardiff, 7 kilometres east of Caerphilly and 7 kilometres north-west of Newport. The county boundary with Newport City runs along the eastern flank. The quarry produces dolomitic limestone for general aggregate use and also limestone for rail ballast, although it has been mothballed since the summer of 2012. It is the only quarry in the county borough that is rail linked. Road access is directly onto the A468 Caerphilly to Newport road. The quarry is long established and has the benefit of permission until 2042.

Site description: The quarry as a whole covers an area of approximately 64 hectares and the benches are cut into the south-west facing slope of Mynydd Machen. The application site comprises 1.6 hectares of land on one of the lower quarry benches at 118m AOD immediately to the north-east of the main fixed quarry processing plant. The site comprises bare ground currently used intermittently for stockpiling aggregate. The proposed recycling operation would share the access, haul roads, water management system, wheel wash and weighbridge with the main quarry.

Development: The application proposes to relocate an existing aggregate recycling operation from a small site at the entrance to the quarry to a new site within the quarry void next to the quarry plant. Throughput, based on the existing operation, is expected to be 25,000 tonnes a year. Road planings would be imported and stored on a 24/7 basis, consistent with the unrestricted hours of operations at the coated roadstone plant. Experience from the existing operation has identified that the main type of recyclable material received at the plant is road planings from road maintenance and surfacing contracts, which often take place at night to minimise disturbance to traffic.

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Inert construction waste, including bricks, rubble, concrete and soils would be delivered between 07.00 and 22.00 on weekdays, 07.00 to 16.00 on Saturdays and 08.00 to 13.00 on Sundays. Once stockpiles of raw material had built up to 10,000 tonnes, a mobile crushing and screening plant would be brought to the site to process the stock and the recycled aggregate would be stored, prior to loading into lorries for export off-site. The crushing and screening operation would take place over approximately six week periods, two to three times a year. Based on the use of 20 tonne vehicles, 1,250 deliveries of raw material and 1,250 deliveries off site of finished product would be made a year, averaging 9 vehicle movements a day.

Dimensions: The site area extends to 1.6ha.

Ancillary development, e.g. parking: The recycling operation would share the main quarry infrastructure, including haul roads, weighbridge and wheel wash.

PLANNING HISTORY

5/5/89/0989 - Quarrying of limestone including extension to working area; revision of working, screening and restoration proposals and ancillary operations - Granted 22.08.90.

P/05/1100 - Extend existing quarry, continuation of quarry workings, related processing of minerals and production of concrete - Granted 22.06.06.

10/0134/FULL - Construction, demolition and excavation waste recycling - Granted May 2010.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within a special landscape area (SLA), a limestone safeguarding area, and a mineral buffer zone.

Policies: (Special Landscape Area) NH1.4, MN1.7 (Mineral Site Buffer Zone), NH3.175 (SINC) (adjoining land), NH3.141 (SINC).

NATIONAL POLICY Policies CW2 (Amenity) and CW3 (Highways), Minerals Planning Policy Wales 2000, Minerals Technical Advice Note 1: Aggregates, TAN 21 Waste.

ENVIRONMENTAL IMPACT ASSESSMENT

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Did the application have to be screened for an EIA? Yes.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is outside the coalfield.

CONSULTATION

Transportation Engineering Manager - No objection subject to the following conditions:

No vehicles shall enter the public highway unless their wheels and chassis are in a clean condition.

Reason: In the interest of highway safety and to prevent dust and debris from being deposited on the highway.

Head Of Public Protection - No objection subject to a condition restricting crushing and screening activities to 07.00 to 19.00 Mondays to Fridays and a noise limit of 55dB(A) at residential properties.

Natural Resources Wales - No comment. NRW has been in discussions with the applicant over the permit for the operation and is satisfied that any issues can be dealt with through that process.

Newport City Council - No objections to the proposal providing that the proposal does not constrain the working of the quarry for primary aggregate and providing Caerphilly County Borough Council considers any adverse impact on the residential amenity of nearby residents, in particular any impacts arising from the additional lorry movements at night.

Glam/Gwent Archaeological Trust - No objection. The application area is wholly within the quarry and an extensive archaeological assessment was undertaken in 2005 and the relocation of the plant would have no detriment to the archaeological resources in the vicinity.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of site notices in the local area and a letter to one property near the site.

Response: No response has been received.

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SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? It is not considered that the proposed development would have a material effect on crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No. No new floorspace is created and the development is, therefore, exempt from the levy.

ANALYSIS

Policies: National waste and aggregates planning policy is set out in Towards Zero Waste - One Wales One Planet, Planning Policy Wales 2014, Technical Advice Note 21 Waste, Minerals Planning Policy Wales and MTAN 1 Aggregates.

Policies in Minerals Planning Policy Wales and MTAN 1 Aggregates are generally supportive of proposals to increase recycling and recovery of waste materials to produce recycled aggregate, subject to consideration of the impacts on amenity and landscape. MTAN 1 seeks to maximise the use of recycled aggregate to reduce demand for primary aggregate.

Towards Zero Waste 2010 is the overarching Waste Strategy for Wales. It is not a detailed action plan although it sets targets to achieve zero waste by 2050. Delivery actions are developed in a series of sector plans. The construction and demolition sector plan 2012 seeks to ensure that construction and demolition waste is reduced by 1.4% each year to achieve the 2050 target. Re-use and recycling of waste is encouraged, and this will require the necessary infrastructure to facilitate delivery. The Collections, Infrastructure and Marketing Plan 2012 focuses on delivering the necessary collection systems, infrastructure and markets for recyclates in Wales. The plan seeks to create the conditions to enable as much waste as possible to be managed in Wales and for as much as possible of the recyclate generated in Wales to be used in Wales. It envisages that a high volume of recyclate is delivered to reprocessors and that end markets are developed in Wales for recycled material.

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TAN 21 2014 provides advice on how the land use planning system should contribute towards sustainable waste management and resource efficiency, reflecting the new waste management drivers at a European Union and Wales level. The document concludes that there are clear environmental, economic and social benefits associated with managing waste as a resource and optimising efficiency of use of waste material. When considering development proposals for all types of waste management facilities, planning authorities should take into account their potential contribution to the objectives, principles and strategic waste assessments set out in Towards Zero Waste and the relevant waste sector plans and the relevant development plan for the area. The extent to which a proposal demonstrates this contribution is a material planning consideration.

The Caerphilly County Borough Local Development Plan contains policies aimed at a sustainable integrated approach to waste management, which maximises the use of waste as a resource (SP9). Development proposals must ensure that there is no unacceptable impact on the amenity of adjacent properties or land (CW2).

Assessment.

The proposal would assist in delivering the aims of the Wales Waste Strategy by providing a facility to manage construction and demolition waste and road planings locally. No additional capacity is proposed but the relocation of the existing facility would maximise the efficiency of the facility by removing the existing space constraints.

The site is outside settlement limits but is within a previously developed site at a quarry which has permission until 2042. A condition is proposed to require the removal of the facility at the cessation date for the quarry as it is unlikely that it would be suitable for permanent retention after that date.

The site is within an SLA but since the site is within an existing quarry the additional impact on the SLA would not be significant. There is a Site of Importance for Nature Conservation (NH3.175) to the north west of the quarry boundary but, again, the additional impact on the SINC would not be significant.

Permission has already been granted for a similar facility adjacent to the access to the site, which would now be relocated if this consent is granted. The relocation is that it will be within the quarry, will be an improvement in terms of residential amenity.

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Comments from Consultees: Transportation Engineering Manager -There is a wheelwash at the entrance to Machen quarry but a condition is included to ensure it is used.

Newport City Council- No fixed plant or machinery is proposed that may constrain primary aggregate production at the quarry. The impact in terms of the residential amenity of local residents is considered above.

Head of Public Protection - Conditions are included to restrict the hours of operation of the mobile crushing and screening plant.

Comments from public: None received.

Other material considerations: NRW advises that the mobile crushing and screening plant will require a permit which will impose strict controls on emissions, including dust, and the operator will be required to work in accordance with the permit. Planning conditions should not duplicate the control of other regulatory regimes. The existing planning permission for the quarry, reference P/05/1100, required working to take place in accordance with an approved scheme to minimise dust from haul roads and stockpiles.

The material to be handled at the site is inert. No hazardous waste or organic waste, which may generate odour, will be accepted.

Vehicle movements from the quarry are unrestricted (the result of historic permissions). The vehicle movements associated with the 25,000 tonne a year recycling facility are small in the context of the quarry, which has produced 600,000 to 800,000 tonnes per annum within the last ten years. Vehicle movements are not restricted in the existing consent, which was granted at a time when the quarry was operational, and there is no reason to limit vehicle movements for this application. The quarry has a direct access onto the A468 and the Transportation Engineering Manager has raised no objection.

Conclusion

The main elements of the existing development, which has previously been approved, would not change with the relocation of the recycling facility into the quarry. The existing restriction on importation of waste between 22.00 and 07.00 would be removed for imports of road planings only. Although the hours of operation of the quarry are restricted to 07.00 to 22.00, the rail loading facility and the coating plant have no restriction in terms of hours. The exception for road planings would not, therefore be inconsistent with other parts of the quarry.

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The proposed site is well contained within the quarry void. The rim of the quarry on the western side of the site is some 40 metres above the floor of the site. The proposed location would not lead to significant additional impact on the amenity of neighbouring houses or on visual amenity and landscape character.

New national guidance has been issued since the approval in 2010 of the recycling facility in its current location. This is discussed above and does not alter the general support for development that promotes the recycling and re-use of waste.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawing 001 received by the Local Planning Authority on 27 August 2014.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) No commercial vehicle shall enter the public highway unless its wheels and chassis are in a clean condition.
REASON: In the interest of highway safety and to prevent dust and debris from being deposited on the highway.
- 04) Between the hours of 07.00 and 19.00 the level of noise arising from the development shall not exceed 55 dB(A) at Park Cottages, Pandy House, The Volland or noise sensitive properties in The Oaks.
REASON: To protect the amenity of local residents
- 05) Between the hours of 19.00 and 07.00 the noise levels arising from the development shall not exceed 42 dB(A) at Park Cottages, Pandy House, The Volland or any noise sensitive property at The Oaks.
REASON: To protect the amenity of local residents.

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- 06) a) The crushing and screening plant shall not operate on the site except between the hours of 07.00 and 17.00 Monday to Friday,
b) Deliveries of construction and demolition waste excluding road planings and export of recycled aggregate from the site shall not take place except between the hours of 07.00 and 22.00 Monday to Friday, 07.00 and 16.00 on Saturdays and 08.00 to 13.00 on Sundays.
REASON: To protect the amenity of local residents.
- 07) The use of the site shall cease on or before 31 December 2042 or by the date of the permanent cessation of quarrying operations at Machen Quarry, whichever is the sooner, and the site shall be restored within two years from that date in accordance with the approved restoration scheme for the quarry.
REASON: To ensure the effective restoration of the site and of the quarry at the end of its life
- 08) Prior to the commencement of the recycling operation hereby approved, the recycling operation granted planning permission by the Local Planning Authority under reference 10/0134/FULL shall cease permanently.
REASON: In the interests of the residential amenity of the area, and highway safety.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: Policies CW2 and CW3.
