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PLANNING

**SITE NAME**  
**PLANNING AND WASTE POLICY STATEMENT**  
Hochtieff (UK) Construction Ltd  
March 2024  
2023.117\_2

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**Conwy** | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

**Chester** | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester, CH4 9EP

## Planning and Waste Policy Statement



Status of report:	Draft for PAC	V0.1	March 2024
Author:	Rhys Davies MRTPI		
Checker:	Marc Hamilton		
Reviewer:			
Approved by:	Rhys Davies MRTPI		
Document control:	CAD.01		

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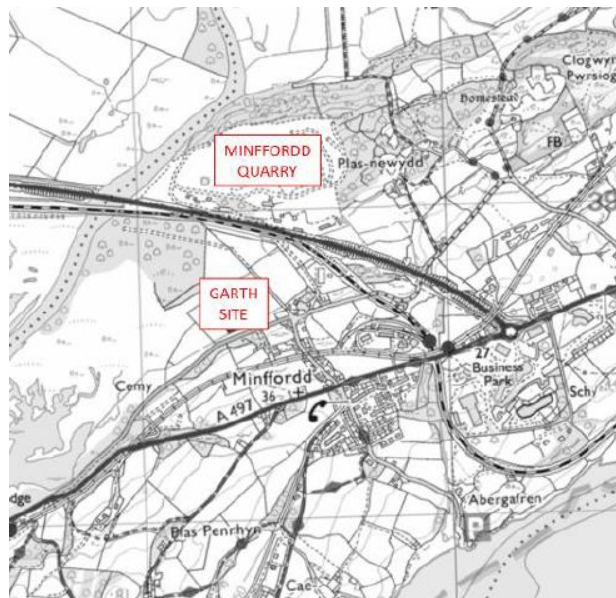
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# 1. Introduction

- 1.1 This Statement accompanies a planning application for the temporary change of use of part of Garth Quarry for the storing, treating and recycling inert/non-hazardous waste arising from the Eryri Visual Impact Provision (SVIP) Project.
- 1.2 Planning permission has been granted to National Grid to reduce the visual impact of a section of electricity transmission line near the towns and villages surrounding the Dwyryd Estuary. The SVIP Project involves the removal of an approximately 3.5km section of overhead lines and replacing it within underground infrastructure.
- 1.3 The tunnel will extend from a location close to National Grid's existing Garth Sealing End Compound on the western side of the Dwyryd Estuary, to Cilfor on the eastern side of the Dwyryd Estuary.
- 1.4 An Environmental Impact Assessment was produced to support the planning application for the SVIP Project and work has now commenced at both compound sites.
- 1.5 Now that the SVIP Project is progressing, Minffordd Quarry, located just 500m to the north of the Garth site off the Porthmadog Bypass (3.5km by road), has been identified as a suitable and sustainable location for the deposit of extracted material from the tunnelling operations, benefiting from proximity to the site and also the infrastructure already available at Garth Quarry. The image below indicates the location of the Garth/Minffordd Quarry in relation to the Garth Sealing End Compound Site.

**Figure 1: Site Location Plan**



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- 1.6 Whilst material will be deposited within the Garth Quarry site, a separate designated area is to be allocated, for which a new permit and planning application is required.

### Consultation

- 1.7 The application is subject of a pre-application consultation (PAC) falling under Section 17 of the Act. The activities that took place and complied with each of the following:
- 1.8 The statutory requirements of Section 17 of the Act 'Requirement to carry out preapplication consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)'.
- 1.9 The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B'.
- 1.10 The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.11 The application is publicised via landowner / neighbour letter drop and site notice. The consultation will last a minimum of 28 days.

## 2. The site and context

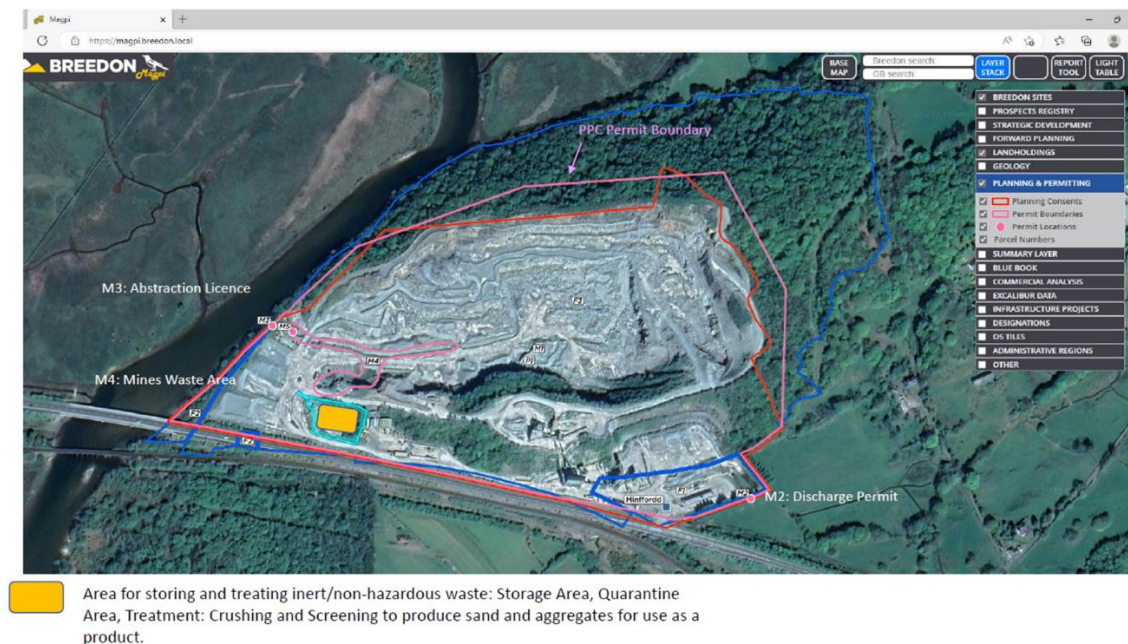
- 2.1 Garth Quarry is located 500m north of Minffordd, off the A497 (T), 1.6km west of Penrhyndeudraeth and 2.8km east of Porthmadog. At its nearest point, the Snowdonia National Park lies 2km to the north east of the Quarry. The Glaslyn Site of Special Scientific Interest (SSSI) surrounds all but the south eastern quarter of the quarry boundary with the Meirionnydd Oakwoods SAC located along the western boundary and occupying land to the north and south of the site.
- 2.2 Garth Quarry has been operating for many years and produces a high specification roadstone with production averaging around 250,000 to 300,000 tonnes per annum. The site also has consent for an operational plant.
- 2.3 The application site for this particular proposal is a very small part of the Garth Quarry site, where it is proposed to process inert material arising from the tunnel operations at Minffordd. The application site also includes the access route within the site, storage area and weighbridge facility.
- 2.4 The Minffordd Quarry and Asphalt Plant has been operating successfully for a number of years and is operated by Breedon Group, having been acquired from Tarmac in 2018.
- 2.5 The nearest dwellings to the site are situated some 220 metres directly south at Syenite Terrace and the farm and outbuildings at Plas-newydd some 160 metres east. The working hours associated with the winning and working of minerals and associated processing operations (crushing and screening) are well established on this site and are summarised as follows:
- 06.00hrs to 20.00hrs Monday to Friday & 06.00hrs to 17.00hrs on Saturdays.
  - Crushing and screening operations on a Sunday between the times of 06.00hrs and 13.00hrs, subject to a maximum of fifteen Sundays per year and at least five days written notice which shall be submitted beforehand to the Mineral Planning Authority.
  - Blasting operations between 09.00 to 16.00 hours Monday to Friday and no blasting operations on Sundays or Bank holidays.
- 2.6 The hours of operation vary for the quarry operation and the asphalt plant. The asphalt plant has the following operating hours:

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- Monday to Saturday – 05:30hrs to 20:00hrs and Sunday (max 15 per annum) – 07:30hrs to 16:30hrs

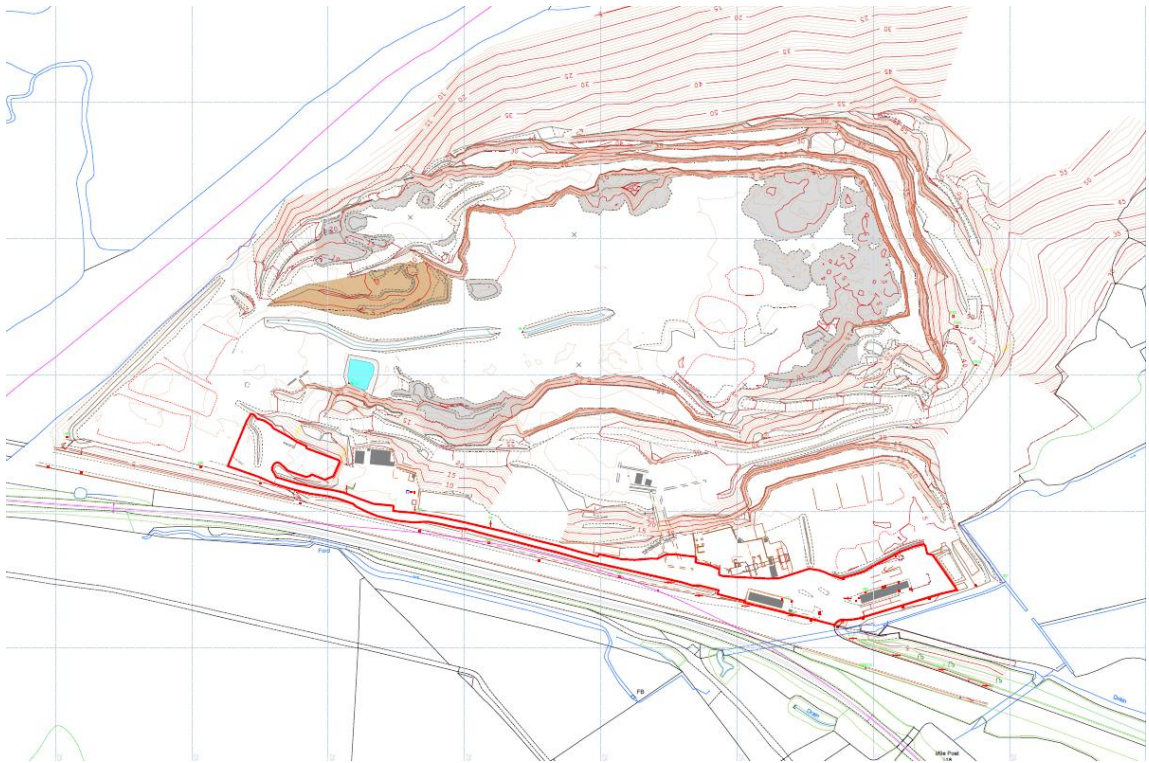
2.7 The image below indicates the area which will be used for the storing and treating and recycling inert/non-hazardous waste arising from the Eryri Visual Impact Provision (SVIP) Project in yellow, within the broader context of the Quarry and Asphalt Plant as a whole edged red with the land ownership in blue.

**Figure 2: Indicative site area and quarry boundary**



2.8 The image over the page shows the extent of the proposed planning application site, overlaid on a topographic survey which includes only a small cleared area for storing and treating material and the required internal access route and associated wheel wash and weighbridge facility.

**Figure 3: Planning Application Site Area**

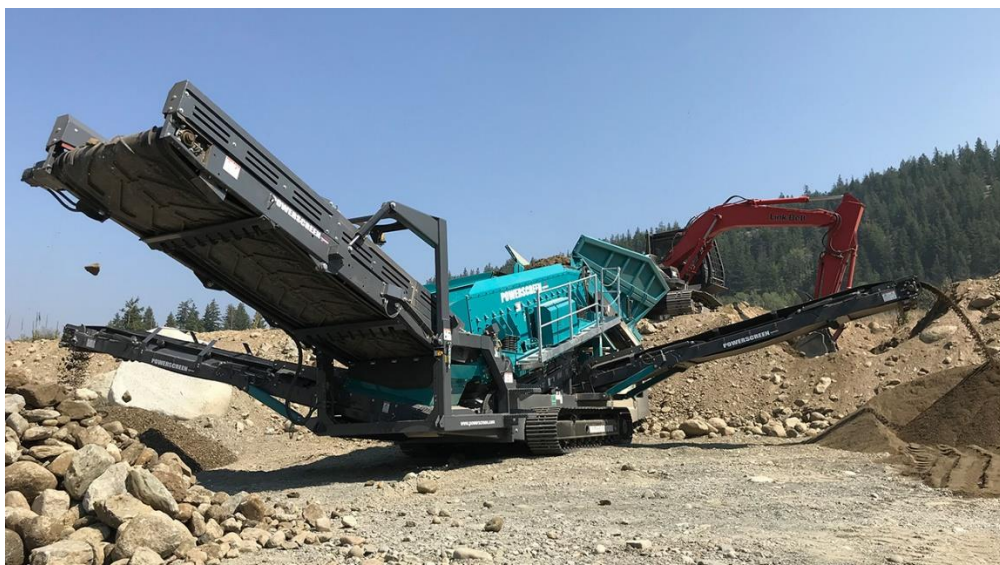




### 3. The proposed development

- 3.1 The application seeks a temporary planning permission for the use of land for Storing and treating and recycling inert/non-hazardous waste arising from the Eryri Visual Impact Provision (SVIP) Project. The existing use of land is as an operational quarry and asphalt plant.
- 3.2 The application is therefore for waste management consisting of the processing, storage and re-use as a product of construction, demolition and excavation waste.
- 3.3 The total of material to be processed in tonnes will be 250000 tonnes with the maximum annual operational through-put in tonnes being 75000 tonnes. From discussion in relation to the length of the works, it is considered prudent to apply for a 5-year temporary consent to allow for the completion of the tunnel and thereafter the break up and restoration of the sealing end compound site, with inert material from both processes being stored and processed at Garth Quarry.
- 3.4 Hours of operation are proposed to mirror the consented hours of operation at Garth Quarry. Extracted material from tunnelling operations at Garth are proposed to be transported to Minffordd Quarry. Tunnelling operations will generate 30 loads of material per day which equates to 3 HGVs per hour on average.
- 3.5 The development will not require any fixed plant or infrastructure and the processing will be carried out by a Warrior 1800 mobile screener (already on site at the quarry) as indicated in the image below.

*Figure 4: Image of mobile screener*



## 4. Policy context

### National Waste Policy

- 4.1 'Towards Zero Waste - One Wales: One Planet' is the Welsh Government's overarching waste strategy for Wales and sets out a long term framework for resource efficiency and waste management in Wales up until 2050, taking into account social, economic and environmental outcomes. Achieving the aims in Towards Zero Waste relies on a suite of waste sector plans. These provide details on how the outcomes, targets and policies in Towards Zero Waste are to be implemented.
- 4.2 To implement the long term aims, there are two key milestones;
- 4.3 2025: Towards zero waste 2025 is an intermediate step on the way towards 'zero waste', which we define as an aspirational end point where all waste that is produced is reused or recycled as a resource, without the need for any landfill or energy recovery. By 2025, we will have significantly reduced waste through actions on sustainable consumption and production and will manage any waste that is produced in a way that makes the most of our valuable resources. This will mean that we will maximise recycling and minimise the amount of residual waste produced, and eliminate landfill as far as possible.
- 4.4 2050: Achieving zero waste As a minimum, we will reduce the impact of waste in Wales to within our environmental limits (which we define as 'one Wales: one planet' levels of waste, roughly 65% less waste than we produce now), aiming to phase out residual waste through actions on waste prevention and sustainable consumption and production so that the only waste that is produced is reused or recycled as a resource (thus meeting the aspirations of the 'zero waste' philosophy).
- 4.5 In order to achieve the two key milestones, there must be a network of appropriate facilities in place to facilitate the collection, sorting and treatment of waste in order to generate products that can be reused. In this case the proposed development will, for a temporary period allow for the import of inert waste arising from the nearby tunnel site, to form a product that can then be sustainably re-used.

- 4.6 The requirements of Technical Advice Note 21: Waste, along with the Regional Waste Plan objectives, outline the need to develop a sustainable network of facilities for waste treatment, with particular emphasis on the need to provide facilities for re-using and recycling waste. The Collections, Infrastructure and Markets Sector (CIMS) Plan, updates the position on need in relation to waste management infrastructure, replacing the North Wales Regional Waste Plan and states that the “management of construction and demolition waste is generally sustainable and its ecological footprint low”.
- 4.7 Planning Policy includes a waste hierarchy which demonstrates that after prevention and re-use, recycling is the preferred option. The waste processed as proposed under this application fully accords with the waste hierarchy and ensures that zero waste to landfill target is being worked towards.

### Anglesey and Gwynedd Joint Local development Plan 2011 – 2016 (JLDP)

- 4.8 The following policies within the adopted JLDP are considered relevant to the assessment of the proposal.
- Strategic Policy PS 1: Welsh Language and Culture
  - Strategic Policy PS 5: Sustainable Development
  - Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
  - Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
  - Strategic Policy PS 19: Conserving and/or Enhancing the Natural Environment
  - Strategic Policy PS 22: Minerals
  - POLICY AMG 2: Special Landscape Areas
  - POLICY AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character
  - POLICY AMG 5: Local Biodiversity Conservation

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- POLICY AMG 6: Protecting Sites of Regional or Local Significance
- POLICY AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
- POLICY AT 4: Protection of Non-Designated Archaeological Sites and Their Setting
- POLICY PCYFF 2: Development Criteria
- POLICY PCYFF 4: Design and Landscaping
- POLICY PCYFF 6: Water Conservation
- POLICY TRA 2: Parking Standards
- POLICY TRA 4: Managing Transport impacts
- POLICY MWYN 3: Mineral Developments
- POLICY MWYN 5: Buffer Zones Around Mineral Sites
- POLICY MWYN 9: Restoration and Aftercare

4.9 However, the policy context must be assessed against the background that the principle of quarrying and asphalt production has been established under the existing planning permissions for the site and it should be borne in mind that the scale and temporary nature of the proposed operations which form part of this application will be very small in scale when assessed in the context of the approved operations.

## 5. Main considerations

5.1 The Garth Quarry site is long established as indicated by the planning history summary outlined below:

- Planning permission ref; 5/76/198C approved on 4th April 1999 under the provisions of the Planning and Compensation Act 1999, for the determination of conditions & scheme of working as per Interim Development Order Permission '538' dated 6th February 1948.
- Planning permission 5/76/198A for a stockyard area, quarry haul road and ancillary processing and plant area was granted subject to conditions on 20th August 1993 and covers three areas A, B & C that lie outside, but adjacent to the IDO area.
- Planning permission 5/76/198B for the construction of a new access road was granted subject to conditions on 10th September 1992, but never implemented.
- Planning permission 5/76/198 for the construction of a materials testing laboratory was granted subject to conditions on 10th September 1990.
- A new asphalt plant was deemed permitted on 24th July 1989, under Class B of Part 19 to Schedule 3 of the Town and Country Planning General Development Order 1988, subject to a condition imposed to reduce the injury to the amenity of the neighbourhood restricting the working hours of the plant.
- Planning permission C10M/0116/05/MW granted retrospective approval on 28th October 2010 for the erection of a replacement asphalt plant and associated hot bins.
- Prior approval of the Mineral Planning Authority dated 10th January 2011 under Part 19, Class B to Schedule 2 of the General Permitted Development Order 1995 for the Proposed Layout of Replacement Offices, Quarry Reception and Stocking Area and water attenuation ponds to enable the surface water discharge to be treated in accordance with Environment Agency licence requirements.
- Application C16/1385/05/MW under the Environment Act 1995 for the determination of conditions under Periodic Review Permission Ref: 538, subject

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to Initial Review Ref. 5/76/198C & Permissions Ref: 5/76/198A & C10M/0116/05/MW approved on the 16<sup>th</sup> April 2018. A full copy of the permission is appended to this Statement.

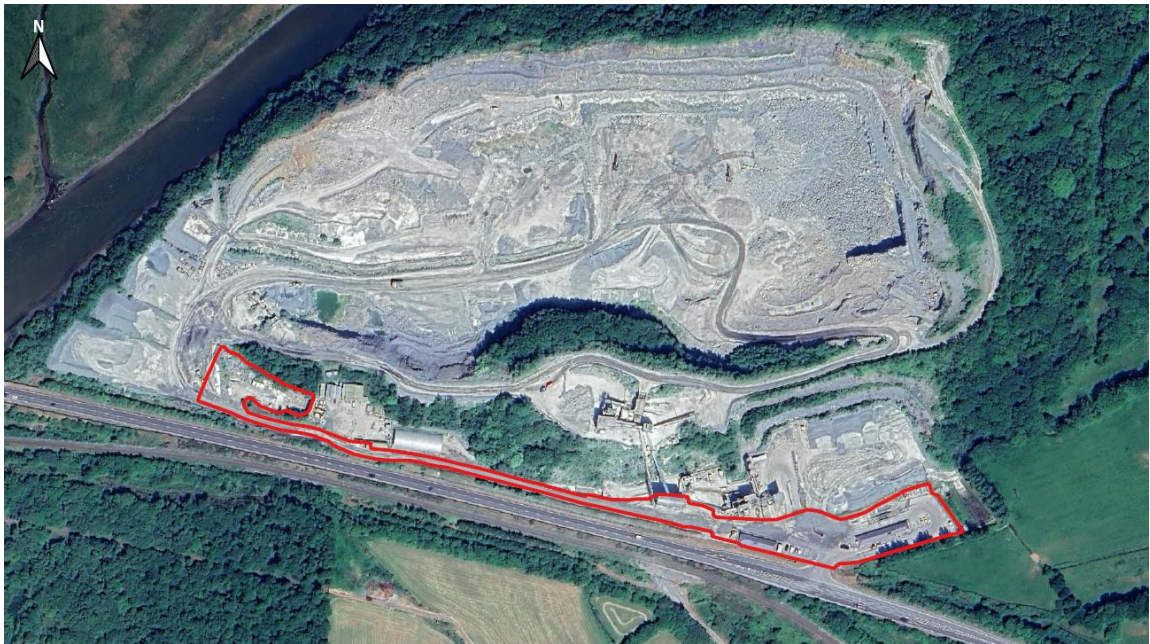
- 5.2 The permission granted under C16/1385/05/MW allows for the winning and working of minerals including processing and stockpiling until 21<sup>st</sup> February 2042. The site is to be restored by 21<sup>st</sup> February 2044. However, the permission does not allow for the import of waste, hence the need for the current application.
- 5.3 There are no restrictions on the consent limiting the number of vehicle, including HGV's entering or leaving the site daily.
- 5.4 This proposal, as indicated earlier in this Statement is associated with the Eryri Visual Impact Provision (SVIP) scheme which aims to reduce the visual impact of National Grid's overhead line across the Dwryd Estuary by removing a section of overhead line and replacing it with electricity cables buried in a tunnel underground. The proposed materials storage and processing area at Minffordd Quarry will store and process arisings extracted from the tunnel. The tunnel is a regionally important project which will provide significant visual benefits to the locality both within Eryri and within Gwynedd. It represents a major opportunity to conserve and enhance the natural beauty, wildlife and environmental heritage of the landscape of Eryri. Such is the importance of the project it was consented in July 2020 with linked planning consents granted unanimously by both the Eryri National Park and Gwynedd Planning Committees.
- 5.5 Hochtief UK were announced as the main contractor.in 2022 and this has been followed by detailed project design and site establishment. Full construction work started in February 2023, with the pylons and overhead line due starting to be taken down and permanently removed in 2029. The tunnelling work will commence later in 2024. In considering options for disposal of material arising from the tunnelling, Hochtief have had regard to sustainability, the need to reduce haulage of material over long distances and the desire to re-use the material as advocated by National Planning Policy. As part of their assessment, the site at Garth Quarry was identified and the proposals have now bene developed and agreed in principle with Breedon's who operate the quarry.
- 5.6 Given that the Garth Quarry site is only some 500 ,metres for the northern sealing compound, Garth Quarry is undoubtedly the most sustainable location for the processing of the inert waste arising from the tunnelling work, both in terms of proximity

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of the sites to each other and the availability of plant, machinery, fixed infrastructure and availability of labour at Garth Quarry.

- 5.7 The area proposed for storage and processing of imported material is currently already used for storage and equipment parking associated with the quarry. The image below indicates that the site will not encroach on any existing trees or landscape features. The site is entirely contained within previously developed land and no further fixed structures will be required.

*Figure 5: Application site area overlaid on aerial image*



## Existing and Projected Future Demand

- 5.8 The quarry site benefits from planning permission allowing for the winning and working of mineral to 2042. The material arising from the tunnelling operations is comparable to the material arising from the existing quarry and will be processed on the site. It is envisaged that, the material will serve the existing demand for aggregate from the quarry only for a temporary period of 2-3 years. As such, there will be no discernible impact on future demand for the products supplied by the quarry over the lifetime of the permission. Adding the material arising from the tunnelling work, in the short -terms is predominantly good quality inert waste. As such it is not considered that a justification of existing and/or projected future demand to justify the proposal is required.

## Markets That Will Be Served By the Proposed Development

- 5.9 The site will process the waste from the tunnelling works to provide a product similar to that already produced at the quarry. It is therefore a product akin to that intended on the original planning permission at the quarry for the markets already served.

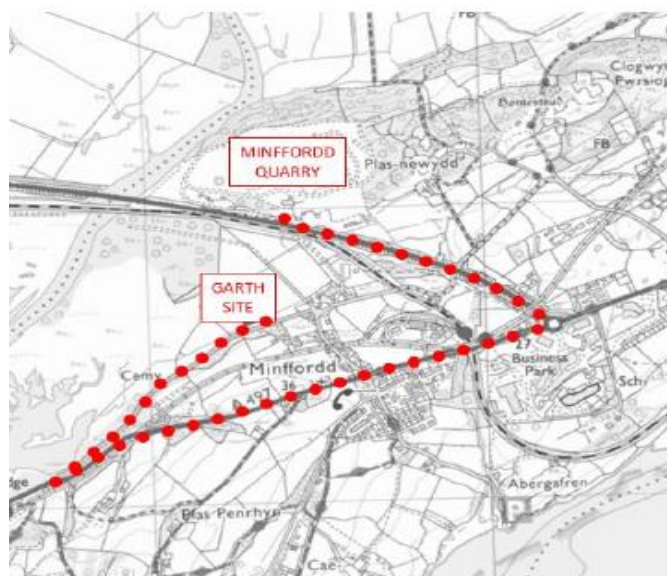
## Noise

- 5.10 The application is supported by a Noise Impact Assessment undertaken by Bureau Veritas Ltd.
- 5.11 The assessment concludes that the noise impact of the site operation would be Low at the nearest residential receptors, and that operational traffic generated by the development would have negligible noise impacts on off-site receptors.

## Transport

- 5.12 This application is supported by a Transport Statement undertaken by Systra.
- 5.13 In terms of highway links and the appropriate routing of HGVs, material will be transported from the Sealing end compound site to Garth/Minffordd Quarry using the A497 and A487 Porthmadog Bypass, as shown on the plan below.

*Figure 6: HGV route from tunnel compound to the quarry*





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- 5.14 HGVs will initially turn right out of the site at Garth and head west. HGVs will then turn left after approximately 850m onto the A497 and will follow the A497 until the A497 / A487 Minffordd Roundabout.
- 5.15 From the A497 / A487 Minffordd Roundabout, HGVs will turn onto the A487 Porthmadog Bypass in a north-westerly direction for approximately 700m before turning right into the quarry site access.
- 5.16 There are no planning conditions restricting the number of HGV arrivals or annual tonnages at Garth Quarry. However, the additional HGV movements to the quarry from Garth are low and will not result in a material impact on the operations of the surrounding road network.
- 5.17 The Transport Statement concludes that material from tunnelling operations at Garth compound can be transported to Garth Quarry in a satisfactory manner, without road safety or operational concerns. The proposals are considered to be acceptable from a transport perspective and as such, should be supported.

## Air Pollution

- 5.18 No significant changes to the operations at Garth Quarry are proposed as part of this planning application, and all current dust mitigation measures are to be retained.
- 5.19 No complaints regarding dust have been recorded by Gwynedd Council and current dust suppression; wheel washing facilities etc will be utilised as part of the proposal.

## Flood Risk

- 5.20 The application is supported by a Flood Consequences Assessment & Drainage Statement produced by Waterco which assesses the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified flood risk (if any). The report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development and Flood Risk.
- 5.21 The NRW 'Flood Map for Planning – Rivers' shows that the site is located outside of the fluvial flood extent, meaning it has a less than 0.1% annual probability of flooding, including the effects of climate change.

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- 5.22 Detailed modelled outputs for the Afon Glaslyn have been obtained from NRW and confirms that the site is flood free during all fluvial events up to and including the 1% AEP plus 30% CC and 0.1% AEP events.
- 5.23 The NRW 'Flood Map for Planning – Sea' shows that the site is located within Flood Zone 3 – an area considered to have a greater than 0.5% (1 in 200) annual probability of tidal flooding, including the effects of climate change. However, detailed modelled outputs for the tidal Afon Glaslyn have been obtained from
- 5.24 NRW and show that the site is flood free during all tidal events up to and including the 0.5% AEP plus climate change (up to the year 2062) event. The site is also flood free when accounting for a breach of the tidal flood defences and a failure of the tidal flood gates.
- 5.25 The western extent of the site and location of the proposed materials storage and processing area is shown within surface water Flood Zones 2 and 3. The surface water flooding identified on NRW flood mapping is associated with rainfall ponding within an isolated topographical low point. There are no distinct flow routes in this area which would direct any potential surface water flooding towards the site.
- 5.26 In order to minimise the consequences of a surface water flooding event (from rainfall ponding in an isolated low point), all plant / machinery susceptible to flood damage should be stored outside of the surface water flood extent identified on NRW mapping, where possible. Alternatively, the following mitigation measures could be applied:
- Any plant which is susceptible to flood damage could be set on raised plinths / supports above surrounding ground levels (600mm above ground level).
  - The ground levels in the location of the proposed materials storage and processing area could be raised (with permeable materials) as to remove the topographical low point, therefore removing the risk of rainwater ponding.
- 5.27 The mobile plant used to process materials on the site is already used at Garth Quarry. As such the plant can be stored using the current precautions against flood damage.

## 6. Declaration

- 6.1 This statement sets out how the waste hierarchy has been considered in developing the proposals currently forming this planning application:

Signed: *Rhys Meirion Davies* MRTPI

Date: March 2024 (Draft) .....

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**Conwy** | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB  
| 01492 581800

**Chester** | Bretton House, Bell Meadow Business Park, Pulford, Chester CH4 9EP  
| 01244 621007

[www.cadnantplanning.co.uk](http://www.cadnantplanning.co.uk)