Graham Jenkins

From: Graham Jenkins
Sent: 09 January 2017 11:31
To: 'Winsall, Helen'
Cc: 'Frampton, Mark M (Newport) GBR'
Subject: Craig yr Hesg

Helen, you will have received an e mail from me a little earlier this morning, since which time I have noted a minor typo in the original text. I would thus be grateful if you could substitute this e mail for that received earlier.....

Many thanks for convening the meeting last Friday which we found to be helpful and constructive in reviewing the key issues. In turn I hope that you found our signposting of the key documents which underpin our case to be helpful, particularly the context provided by the LDP, the stages leading up to adoption, and the flexibility regarding 'buffer zones' referred to in the text which supports the relevant policies (notably policy CS10 and para 4.97 which reflect the conclusion of the LDP Examination Inspector's Report at para 12.118). As you are aware these issues are explored in detail in Chapter 8.0 of the Planning Application Statement.

As discussed, we would be happy to convene a further meeting with you and your colleagues to discuss any residual issues following your meeting with your Environmental Health colleagues and the Health Board, and we look forward to feedback following that meeting.

In the meantime, we promised to reflect upon two issues, with respect to which I offer the following comments:

(i) Planning Policy Wales Edition 9: November 2016. The suggestion was made that this edition is rather more prescriptive in its treatment of buffer zone distances than its predecessor Edition 8 (February 2016). From a review of both editions, the advice on buffer zones seems to be identical, and as was the case with MPPW which PPW now replaces, it does not mention any specific buffer zone distances. The policy simply states that ' within the buffer zone, there will be no new mineral extraction', however the buffer zone is drawn at a particular site. This detail is left to MTAN1(para 71) which we discussed at the meeting. It should also be noted that the introduction chapter of PPW confirms that both PPW and the TANS (including MTAN1) comprise national planning policy (ref para 1.1.4).

i) At the meeting we highlighted the fact that mineral extraction operations closer than 200m to the nearest houses at Conway Close (i.e. at a minimum separation distance of 175m) would be confined to a relatively small zone on the north eastern boundary, having an average length of around 120m and a maximum depth of 25m. We have reviewed this further with the Quarry Manager and established that during phases 1 an 2 (plan ref numbers CYH/E8/B and CYH/E9/B) the extent of quarrying within this area would be confined to an upper bench over the whole of the zone and a second inner bench over a lesser area within the zone. Each blast would typically takes place within a 'blasting panel' circa 30m in length. On this basis, there would be 8 blasts on the upper bench with a further 5 blasts on the next (second) bench level. As part of the final quarry works (Phase 3 plan ref CYH/E10/B), the third bench level would be developed back to its final position within the zone, requiring a further circa 2 blasts on the third bench within a progressively smaller part of the zone in question as a result of the increasing distance away from the quarry edge at depth. With the phasing proposed, there would be no blasting operations within the area in question for circa 10 - 15 years. Adopting a conservative approach, there would thus be circa 15 blasting events within the 25m zone over a period of some 25 – 30 years, which would be intermittent as part of the quarry development. This further places into context the limited operations within the 200m >175m area, and as discussed and confirmed in the ES, the development both within and outwith this area could proceed in compliance with the noise and blast vibration criteria which have been set, with no distinction between the respective areas.

I hope that these further comments are of assistance, and we look forward to hearing from you further.