

POWMYRE QUARRY

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME 3 – NON-TECHNICAL SUMMARY

SAND AND GRAVEL EXTRACTION INCLUDING
CHANGE OF USE OF BLINDWELLS COTTAGE
FROM HOUSE TO QUARRY OFFICE, CANTEEN
AND TOILET BLOCK, RESTORATION TO
FACILITATE A FISHING LOCHAN, ASSOCIATED
WETLANDS AND REPROFILING OF FARMLAND:

VARIATION OF CONDITION 2 OF PLANNING
PERMISSION 03/00691/MIN, TO EXTEND THE
TIMESCALE TO COMPLETE QUARRYING

SEPTEMBER 2021



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DRAWINGS

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4810-11-1	Site Location Plan
4810-4-01	Phasing Plan
4810-4-02	Conceptual Development Scheme – Phase 1
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4810-4-14	Conceptual Development Scheme – Final Restoration
4810-4-15	Proposed washing, Screening and Stockpiling Plant
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INTRODUCTION

Introduction

Breedon Trading Ltd has submitted a planning application to Angus Council for the variation of condition 2 of planning permission 03/00691/MIN, to extend the timescale to complete quarrying at Powmyre Quarry by a further 12 years beyond the current end date, allowing the continued extraction of aggregates and for the complete restoration of the site until 2035.

This Non-Technical Summary is provided to summarise the findings of the Environmental Impact Assessment Report.

The EIA Report

The Planning Application is accompanied by an Environmental Impact Assessment (EIA) Report, prepared under *The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017* ("the EIA Regulations").

The EIA process is a method of systematically assessing the potential environmental effects of a proposed development and identifying how those potential impacts can be mitigated.

The EIA Report is structured into three volumes, as follows.

- ES - Volume 1: Written Statement
- ES – Volume 2: Technical Appendices
- ES – Volume 3: Non-Technical Summary

The Applicant

The applicant and quarry operator is Breedon Trading Ltd.

Headquartered in Derbyshire, Breedon is the largest independent construction materials group in the UK. Breedon operates quarries, asphalt plants, ready-mixed concrete plants, concrete block plants and a contract surfacing business, offering a high-quality local service to customers in England, Scotland and Wales.

Within Scotland, Breedon operates a network of 37 quarries, 19 Asphalt plants, 28 Ready-mix concrete plants, 4 pre-cast concrete block making facilities and 1 cement terminal. Breedon currently employs in the region of 800 staff across its Scottish business.

SITE DESCRIPTION

Site Location

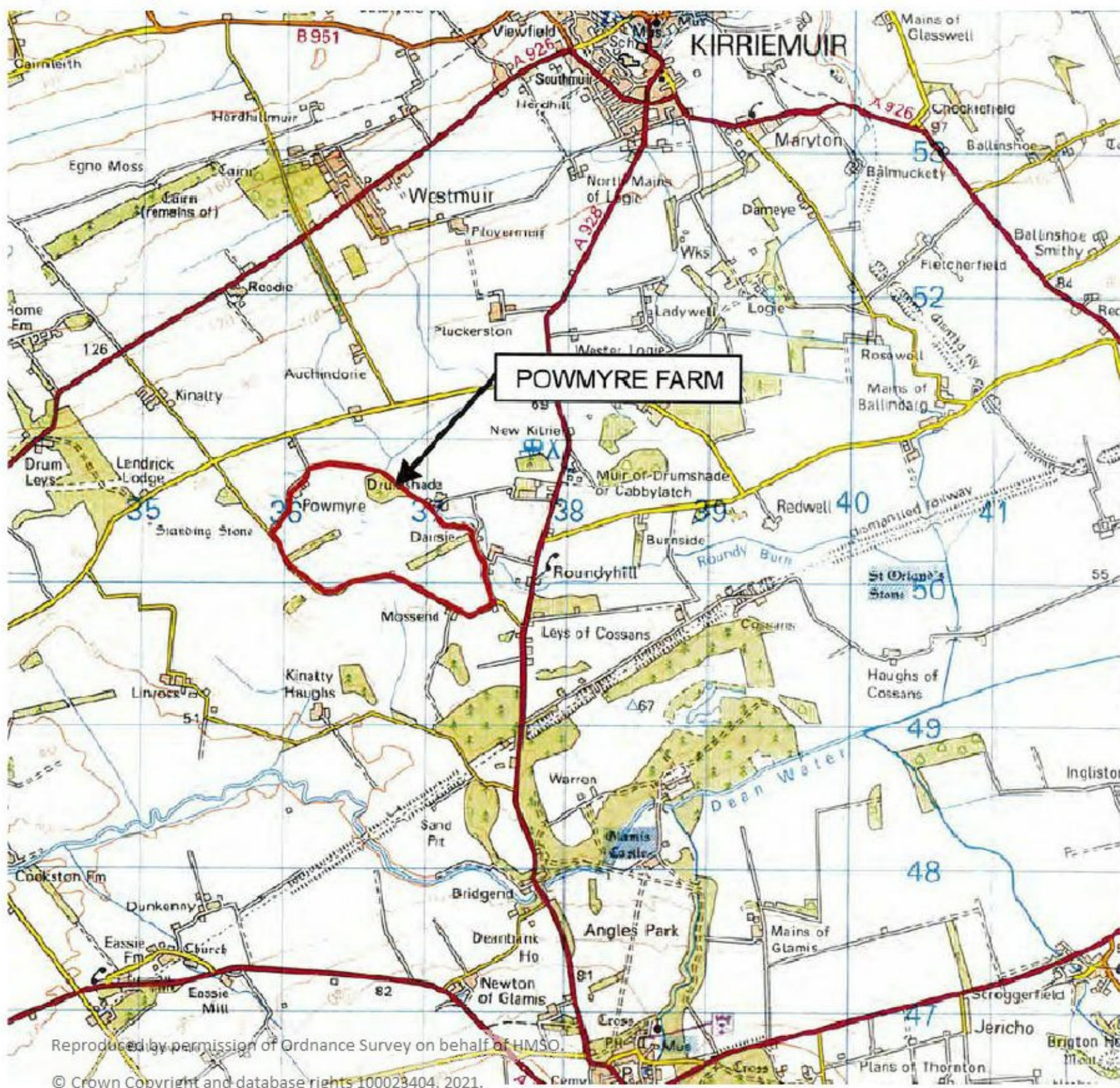
Powmyre Quarry is located in Angus, 2.5km south of Kirriemuir in the broad valley of Strathmore.

The nearest settlements are the towns of Kirriemuir and Forfar and the village of Glamis to the south. Glamis Castle lies just north of the village. The A94, A926 and A928 roads form a triangle around the area in which the site is located.

Powmyre Farm is predominantly used for agricultural purposes with the majority of the land being utilised for arable cultivation, mainly barley, and improved grasslands. The latter is being cut for silage or is used for grazing of cattle and horses.

There are a number of planted tree-belts within the site, trending in a south-west to north-east orientation, in addition to the small plantation known as Hawhill and several low-lying wetland areas.

Powmyre Quarry



THE PROPOSAL

Time Extension to Planning Permission

The Proposal involves the amendment of condition 2 attached to planning permission 03/00691/MIN, to extend the timescale to complete quarrying at Powmyre Quarry by a further 12 years beyond the current end date, allowing the continued extraction of aggregates and for the complete restoration of the site until 2035.

Quarrying Operations

No change to the approved quarrying operations granted under permission 03/00691/MIN are proposed.

Mineral extraction has now been largely completed within Phases 1 to 5, and extraction is due to commence in Phase 6 in September 2021.

Phases 6 – 11 will extend the workings in a clockwise direction around the western side of the quarry, with ongoing progressive restoration back to agricultural use. All the mineral within Phases 6 – 12 is above the water table, allowing for dry working and restoration. On exhaustion of Phase 12 the processing plant will be decommissioned and final restoration completed.

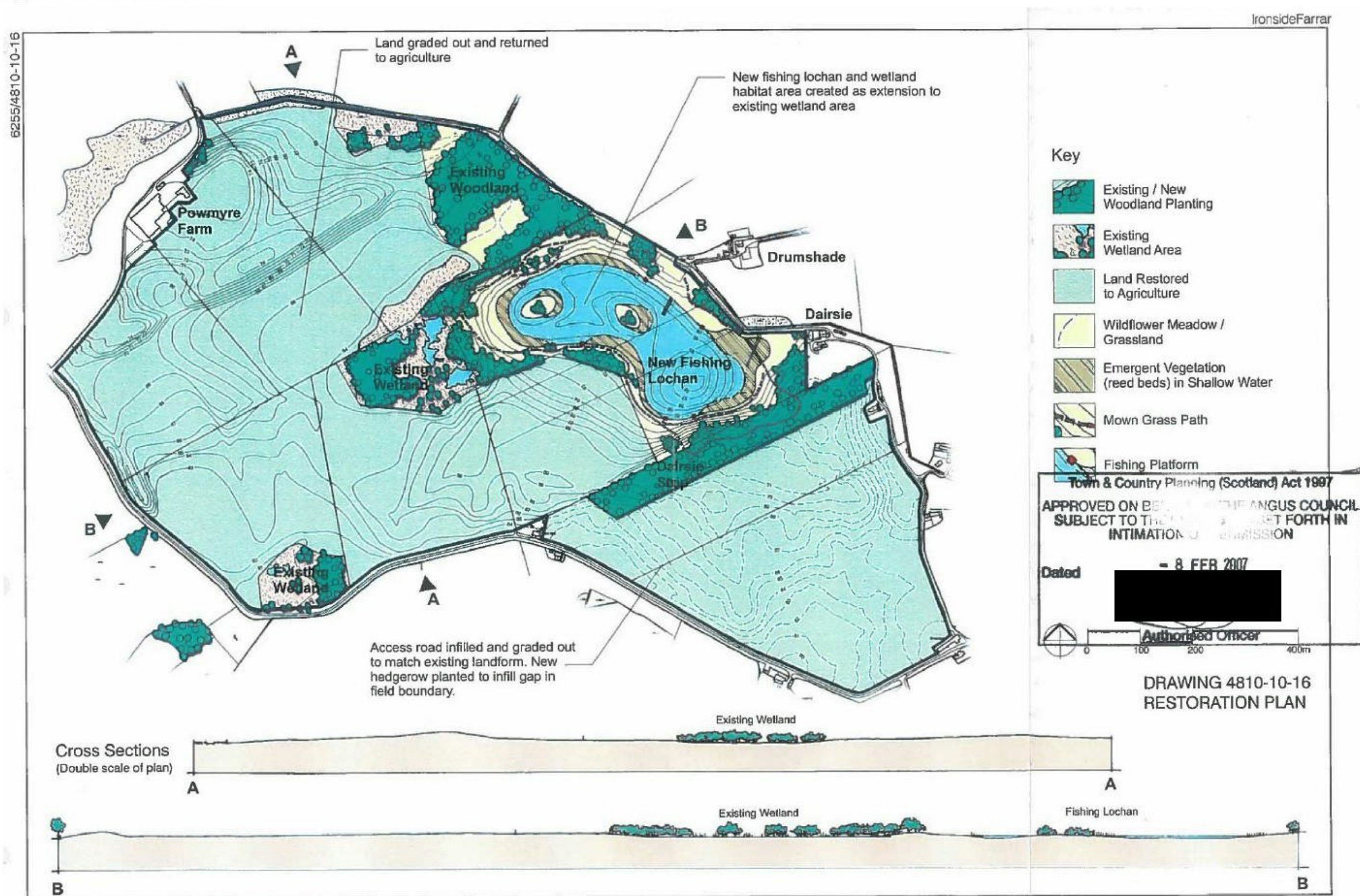
Restoration

In addition to restoring the area to agricultural use the opportunity will be taken to create new land uses, improve local habitats and biodiversity and increase

the recreation potential of the site. This is part of an agricultural diversification plan for the Glamis Estate. The restoration proposals, detailed within Drawing 4810-10-16, comprise the following:

- Return of areas to agricultural production over much of the site;
- Retention of existing wetland areas at the centre and western edge of the site and existing woodland and plantations on the edge of the extraction area;
- Creation of a fishing loch on the eastern boundary;
- Native planting and seeding in association with the loch area.

Approved Restoration Plan



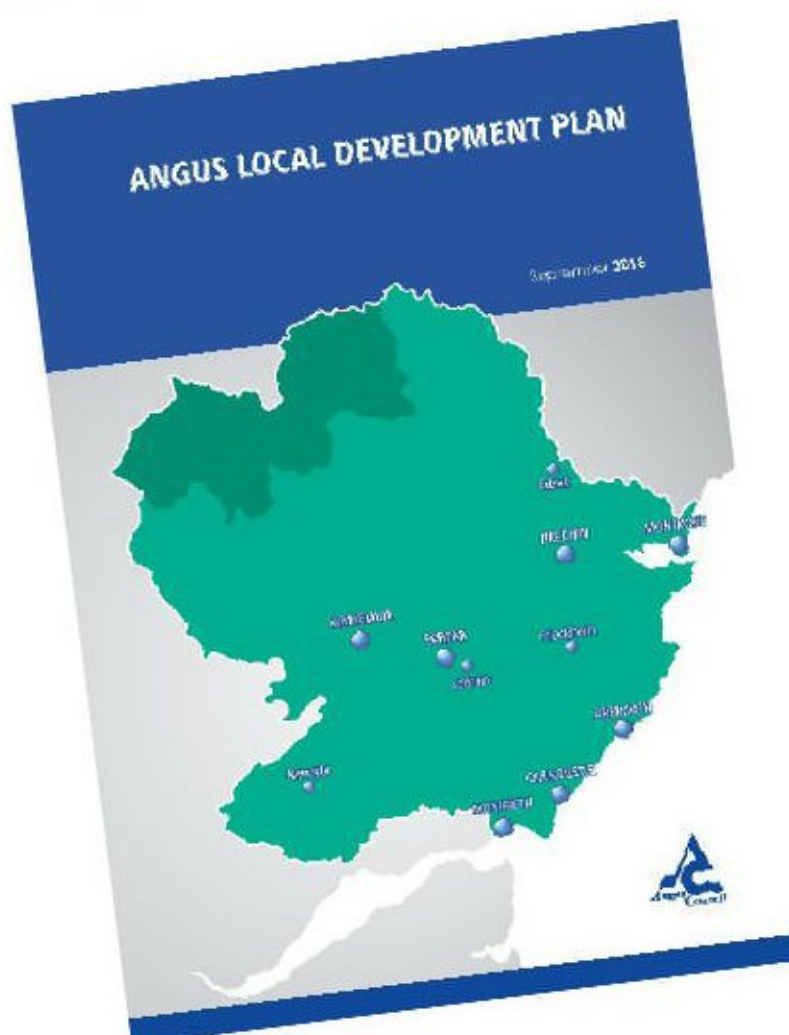
PLANNING POLICY CONTEXT

National

SPP states that the planning system should:

- safeguard workable resources and ensure that an adequate and steady supply is available;
- minimise impacts on local communities, the environment and the built and natural heritage; and
- secure the sustainable restoration of sites to beneficial after-use after working has ceased.

SPP also notes that Plans should support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times in all market areas through the identification of areas of search.



Local

The adopted Development Plan currently comprises the;

- Approved TAYplan Strategic Development Plan (October 2017)
- Angus Local Development Plan (September 2016)

TAYplan states that land should be identified through Local Development Plans to maintain a minimum of 10 years supply of construction aggregates at all times in all market areas.

Angus LDP notes that the minerals industry makes an important contribution to the Angus economy, providing construction materials and supporting employment. Proposals should demonstrate that potential impacts on the natural and built environment, amenity, landscape, visual amenity, air quality, water quality, groundwater resources, prime quality agricultural land, geodiversity, site access, traffic movements, road capacity and road safety are acceptable or could be satisfactorily mitigated through planning conditions, a Section 75 agreement or other legal agreement.

SUMMARY OF ENVIRONMENTAL EFFECTS

Introduction

An EIA has been undertaken in order to identify the likely significant effects of the Proposal and to identify any possible changes and/or management measures to mitigate these predicated impacts.

Angus Council was consulted with regards to the proposals and agreed within their EIA Scoping Opinion that the development was unlikely to lead to significant environmental effects on a variety of topics, including land and soils, land use, infrastructure, landscape and visual amenity, noise, vibration, air quality, traffic and transportation, cultural heritage and population and human health. It was therefore agreed that an EIA focussed on the Natural Environment and Hydrology and Hydrogeology should be undertaken.

The following sections describe and explain the anticipated environmental effects of the Proposal on the topics scoped-in to the EIA.

Natural Environment

The Ecological Impact Assessment has not identified any significant adverse effects on nature conservation as a result of the Proposal.

The development is not likely to lead to any impact on designated sites due to the lack of direct ecological or hydrological

connectivity between the designated sites with the application site.

The EclA concludes that the development would not lead to significant adverse impact on local or regional habitats.

The site has been the subject of a comprehensive desk-based assessment and surveyed for various protected and priority species, including plants, invertebrates, amphibians, reptiles, birds and mammals.

Twenty bird species were recorded by sight or sound during the survey. This includes Red listed bird species such as the Herring Gull, Linnet and Yellowhammer and the Amber listed bird species including Lesser Black-Backed Gull, Marsh Harrier, Mute swan and Robin.

Yellowhammer



During the operational phase, the loss of arable fields and coniferous woodland and increased noise and disturbance has the potential to lead to negative effects on bird species. However, as a result of

progressive restoration, negative effects are likely to be short lived.

Following restoration, the expansion of the reedbed and standing waterbody will increase the value of the site for a range of bird species unlikely to use the site in its present condition. The planting of trees and wildflower meadows will also increase the nesting and foraging value of the site for a range of common bird species.

No field signs from otter (*Lutra lutra*) or water vole (*Arvicola amphibious*) were observed during the survey. No evidence of Eurasian beaver (*Castor fiber*) was discovered during the field survey.

An external preliminary roost assessment was undertaken on Blindwells Cottage, which is now used as a site office for staff workers. The cottage was considered to hold moderate potential for roosting bats, due to numerous gaps between the roofing tiles and the lead flashing on the south-side of the cottage. No trees offering obvious roosting potential for bats were identified during the survey. The removal of the woodland belt may result in a loss of bat commuting and foraging habitat.

25 records of red squirrel (*Sciurus vulgaris*) were returned from the 2km data search, including three records from 2006-06 located in the strip of forestry bordering the south-east of the site. The original ecological assessment found evidence of red squirrel within a small conifer plantation called Hawhill. No evidence of red squirrel

was found during the September 2020 walkover. The suitable habitat within the site is fragmented, the site does not offer the necessary tree density for a population of red squirrels. However, the conifer woodland located approximately 100 m to the south of the site supports a population of red squirrels and it is therefore likely that they occasionally visit or pass through the wooded areas on site. Two hundred and sixteen records of red squirrels were returned from the 1 km data search. The loss of coniferous woodland will result in the loss of foraging and potential breeding habitat for red squirrels. The small size (1.48ha) of the woodland and lack of connectivity to other suitable habitat reduces its value for red squirrels. The tree planting proposed in the restoration plan will increase the site value, particularly with regards to foraging, for red squirrels.

The semi-improved neutral grassland habitat offers potential foraging habitat for badgers (*Meles meles*). However, no field signs were observed within the development footprint. No badger sightings were returned from the 2 km data search.

Hydrology and Hydrogeology

At Powmyre Quarry, wet working (i.e. working mineral below the water table) was undertaken in Phases 4 and 5 and is now largely complete, with the exception of some final restoration tasks. The remaining phases of the quarry would be worked dry, above the water table. As a result, the

quarrying operations will have little interaction with the groundwater table for the remaining life of the quarry.

A comprehensive Hydrogeology and Hydrology Assessment is incorporated into Appendix 7-1 of the EIA Report. The EIA Report demonstrates that the existing site has not impaired soils, geology or the water environment and that continued development of the quarry and processing of mineral at site would result in no significant effects on soils, geology or the water environment (hydrology and hydrogeology), with no significant impacts.

Socio-Economic

It is estimated that the Proposal would lead to the following benefits;

- The maintenance of 7 FTE jobs at the quarry;
- The payment of approximately £267,785 in wages and salaries per annum, equating to £3.7 million over the life of the Proposal;
- The payment of £27,916 (+ any consequential increases) of business rates per annum, equating to an estimated £431,313 over the life of the project, for use by Angus Council on local services;
- The payment of approximately £300,000 per annum, and £2.5 million over the life of the project, to the Aggregates Levy which is currently collected by the UK Government, but

will be devolved to the Scottish Government in due course;

- The generation of approximately £1.47 million GVA per annum, and £12.2 million over the life of the project, directly from the quarry operations;
- The maintenance of 5.6 FTE indirect and induced jobs;
- The generation of approximately £4.9 million GVA per annum, and around £41 million GVA over the life of the project, indirectly attributable to the production of downstream value-added products such as concrete and asphalt.
- The provision of 'knock-on' social benefits through support to the building and construction industry, providing a supply of minerals equivalent to the construction of between 3,125 and 5,896 new homes.

Accident and Disaster

No significant effects are predicted as a result of accidents or disasters during the proposed operations or following restoration of the Application Site.

Cumulative and In-combination

No significant residual cumulative or in-combination effects are predicted during the proposed operations or following restoration of the Application Site.

Summary

The EIA presented in the EIA Report considers the environmental topics scoped into the EIA by Angus Council during the Scoping stage of the EIA process.

As demonstrated through the environmental assessment process, through the implementation of mitigation measures the continuation of the quarry can take place without causing significant environmental impacts and the Proposal maintain significant economic benefits within the local and regional area.