



PROPOSED BALNEAVES EXTENSION TO HATTON MILL QUARRY, FRIOCKHEIM



ENVIRONMENTAL IMPACT ASSESSMENT REPORT NON-TECHNICAL SUMMARY FEBRUARY 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

**THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017**



INTRODUCTION

This report is the Non-Technical Summary (NTS) of the Environmental Impact Assessment Report (EIAR) prepared in support of the planning application by D Geddes (Contractors) Ltd for an extension to Hatton Mill Quarry (Balneaves Extension).

The proposal would allow the extraction of 469,000 tonnes of sand and gravel. It is proposed to work the deposit at an average of 130,000 tonnes per annum over a period of 3 years and 7 months. A further 1 year will be required to complete restoration.

Planning permission is therefore sought for a period of 4 years 7 months.

ENVIRONMENTAL IMPACT ASSESSMENT

An Environmental Impact Assessment (EIA) of the potential impacts on the environment of the proposed quarry extension has been undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

The results of the EIA are contained in the Environmental Impact Assessment Report (EIAR). The Regulations require that the EIAR is summarised in a Non-Technical Summary, written in non-technical language.

THE APPLICANT COMPANY

D Geddes (Contractors) Ltd. is a Scottish company whose registered office is at Swirlburn, Colliston by Arbroath. The Company has been operating since 1947 and has a wide range of interests within the quarry industry including the supply of processed rock, sand and gravel, coated stone and ready-mix concrete. Other areas of operation include plant hire, haulage, demolition and earthmoving contracts and public works contracts. It is also active within the skip waste management industry including recycling operations.

The Company currently operates hard rock units at Markle Mains Quarry, Haddington, Ardownie Quarry, Monifieth, Waulkmill Quarry, Inverkeilor, Wester Bleaton Quarry, Kirkmichael and sand and gravel units at Hatton Mill Quarry near Friockheim, Balado Quarry, Kinross and Struan Quarry, Edzell.

D Geddes (Contractors) Ltd's business is the quarrying of stone and adding value to the base commodity by processing, using the appropriate technology, to improve quality and widen end use, thus optimising the use of a natural resource.

PROJECT TEAM

The project team responsible for the preparation of the EIAR was:

- **Dalgleish Associates Ltd** – Project Management, Site Design, Hydrology and Hydrogeology, Landscape and Visual and Air Quality/Dust assessment.
- **Direct Ecology Ltd** – Extended Phase 1 Habitat Survey.
- **Vibroch Ltd** – Assessment of Environmental Noise.
- **CFA Archaeology Ltd** – Cultural Heritage Assessment

APPLICATION PROCESS AND PROGRAMME

The Planning Application was lodged in February 2019 with public advertisements in accordance with the Regulations. A statutory minimum period of 16 weeks is available to the Planning Authority for determination of the application.

ACCESS TO DOCUMENTATION

A full copy of the Environmental Impact Assessment Report from which this NTS has been prepared can be viewed at Angus Council's e-Planning website.

Hard copies of the EIAR and NTS can be obtained from Dalgleish Associates Ltd at the address below at a cost of £180. Electronic copies on CD are available at a cost of £20 each. Copies of the Non-Technical Summary in hard copy or electronic format are available for free on request.

Dalgleish Associates Ltd
Mineral & Planning Consultants
1 Sinclairs Street
Cathedral Square
Dunblane
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Tel: 01786 822339

email: willie.booth@dalgleishassociates.co.uk

EXPRESSING YOUR VIEWS

For the first 28 days of the consultation period commencing after the proposal has been advertised, the statutory and non-statutory consultees and members of the public have an opportunity to formally lodge their views on the proposals with Angus Council.

PLANNING

Along with Scottish Planning Policy guidance, the planning policies contained in the Development Plan which comprises the TAYplan Strategic Development

Plan 2016-2036, October 2017 and the Angus Local Development Plan, September 2016 have been examined.

The proposal has been the subject of an Environmental Impact Assessment. The EIAR addresses all potential Environmental Impacts, both positive and negative, on the natural environment by virtue of the scale, type, location and length of the proposed operations and the quality and extent of mitigation and restoration proposed. With the exception of landscape impact, which is assessed as slight to moderate during operations and reducing to slight at restoration; all other impacts have been assessed as being negligible to slight.

The proposals are considered to be broadly consistent with National Policy and the Development Plan. It is considered that an overall benefit will be derived from the proposal and that there are no over-riding factors which would merit refusal.

NEED FOR THE DEVELOPMENT

In June 2014 the Scottish Government issued its updated Scottish Planning Policy document (SPP). Paragraph 238 of the SPP states 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”*.

In accordance with national guidance, the TAYplan Strategic Development Plan and the Angus Local Development Plan (ALDP) support the maintenance of a landbank of at least 10 years for aggregates and accept the need for mineral extraction if undertaken in an environmentally sensitive manner. The ALDP also accepts that certain developments may generate a specific local need for aggregates.

The available production data indicates that the Angus sand and gravel landbank is currently at a level where further reserves require to be released if a minimum 10 year landbank is to be maintained at all times. This requirement for a release of reserves is exacerbated due to both the distribution of existing reserves within the region and due to production limitations which could result in the Angus region facing a significant supply deficit within the next 2-5 years.

Furthermore, the consented reserves forming the current landbank are not consistently spread across Angus and there is a clear locational need for further reserves in the east Angus area. The proposal would provide a continued strategic resource in the east Angus area.

It is considered that need has been reasonably demonstrated.

DESCRIPTION OF THE DEVELOPMENT

Site Location and Description

Hatton Mill Quarry is situated in a rural area of Angus at national grid reference NO 609 496. The proposed extension area is located some 800m to the east of the village of Friockheim. The Lunan Water is located some 260m to the north of the proposed excavation area between the existing site on the north side, and the current processing area on the south side.

The full application area extends to some 13.63ha which includes the existing access road and office, processing and stockpiling area. The proposed extension area extends to some 8.0ha and comprises relatively flat arable farmland with ground levels varying between 40.0-41.0 metres Above Ordnance Datum (AOD).

The surrounding land to the north, west and south comprises farmland. Immediately to the east of the proposed excavation is the existing quarry access from the B965. To the east of the access road is land which has previously been worked for sand and gravel. The northern part of this worked area is currently utilised as the processing and stockpiling area for Hatton Mill Quarry. The southern area has been progressively reinstated utilising inert materials for infilling and the majority of this area has now been reinstated to Agriculture.

Economic Geology/Existing Markets

In terms of the economic geology, the proposed extension comprises a sand and gravel that is suitable for a range of products and ready-mix concrete; markets which Hatton Mill Quarry has consistently supplied aggregates into, both locally and regionally, over several decades. There is a demonstrated market for these products.

The Proposal

The proposal would allow the extraction of some 469,000 tonnes of sand and gravel. It is proposed to work the deposit at an average of 130,000 tonnes per annum over a period of 3 years and 7 months. A further 1 year will be required to complete restoration. Planning permission is therefore sought for a period of 4 years 7 months.

Operational Standards

In applying for an extension of operations, the applicants have endeavoured to minimise the potential environmental impacts from extraction, haulage and processing operations and to employ operational standards in line with the requirements of the Quarries

Regulations 1999 (as amended) and the Scottish Environment Protection Agency (SEPA).

Development Programme

The proposal seeks to undertake an extension to Hatton Mill Quarry referred to as the Balneaves extension.

Site Enclosure

Prior to the commencement of operations, the extension area operational boundary shall be inspected and secured for the purpose of public safety and to ensure that the area is kept stockproof. Throughout the duration of operations the boundary shall be maintained until the restoration of the site is complete.

Site Infrastructure

It is proposed to utilise the existing infrastructure on the Hatton Mill site (site access route, offices, weighbridge, processing, stockpiling, maintenance and fuelling facilities). No buildings or fixed plant will be required within the extension area. Sand and gravel will be transported from the extension area to processing area via the existing internal access road.

Phase 1

Phase 1 relates to the northern part of the site. Soils stripped from the initial excavation area would either be used to form a screening mound on the southern site boundary, or be placed in a storage mound formed to the east of the access track. Phase 1 will release approximately 240,000 tonnes of sand and gravel. Over a period of 1 year and 10 months the excavation will be developed from the central part of the excavation area to the north; the excavation depth being some 4.8m in the south-east and 5.5m in the north-east. Progressive restoration will be undertaken to reduce the exposure of working faces.

Phase 2

As excavation works within Phase 1 near completion advance soil stripping works will commence in Phase 2 with soils being utilised for the reinstatement of Phase 1. Phase 2 will release approximately 229,000 tonnes. Over a period of some 1 year and 9 months the sand and gravel excavation will be developed to the south and west; the excavation depth being around 5m in the north, 4.1m in the south and 2.9m on the western boundary. Progressive restoration where possible will continue until completion of the works, with soil being reinstated from the storage mounds.

Restoration

The restoration scheme seeks to provide progressive restoration of worked land at the earliest opportunity with ultimate restoration of the final quarry void on the

cessation of operations. Reinstatement will be to agriculture, the same land-use as prior to operations.

Due to the nature of quarrying operations it is not possible to return the landform to its pre-existing state. However, the proposed restoration shall ensure an acceptable reintegration with the surrounding landscape.

Following the excavation of sand and gravel limited quantities of inert material will be imported to assist with the regrading of excavation boundaries to create slopes at appropriate gradients to allow the reinstatement of the site back to arable farmland and to create a topography which is acceptable in relation to the setting of the nearby Scheduled Monument. Fines from processing will also be utilised for regrading. The site will be restored with boundary gradients ranging from between 1 in 4 to 1 in 20 with relatively flat basal areas.

Soils shall be spread across the quarry floor and restoration slopes.

The current processing area will be restored in accordance with the previous planning permissions and current PPC permit. This will relate to the removal of all plant and infrastructure, the breaking out of foundations and the infilling of settlement ponds. Thereafter, soil replacement and seeding will be undertaken in a similar manner to the extension area.

The existing Hatton Mill Farm access route will be retained for access to both the farm and the residential properties at Hatton Mill.

Following physical restoration of the land it shall be subject to an aftercare scheme for a period of 5 years. The need for long term management of the majority of the site shall relate predominantly to agricultural management with the land moving from grazing during the initial first years of restoration to arable in later years.

The restoration scheme is designed to ensure an acceptable reintegration with the surrounding landscape and appropriate habitat creation with a minimum management demand. In the longer term, the agricultural management of the main site area shall continue, this being in keeping with the landscape character.

Hours of Working

It is proposed to maintain the current consented hours of working for Hatton Mill Quarry which are 7.00am – 7.00pm on any day Monday to Friday and 7.00am – 12.00pm on Saturdays. No operations shall be undertaken on any Sunday with the exception of essential maintenance operations.

Consideration of Alternatives

The proposal relates to the continued working of an existing operation to allow the extraction of identified reserves contiguous to the site boundary. As the development will have no adverse effect on international designations, European protected species or open space, in terms of planning policy, there is no firm requirement for justification of the proposal against alternative sites.

The main aspect considered in relation to the development of the site has been in relation to the excavation and restoration design which has, necessarily, been tailored to ensure that there are no permanent significant impacts in relation to the adjacent Scheduled Monument and its setting. Early consultation with Historic Environment Scotland (HES) confirmed acceptable stand-offs from the scheduled monument along with a design which ensures site stability and appropriately graded restoration slopes.

Scoping the Assessment

In order to identify impacts which could arise from the development, the project plan, and effects of the procedures involved, were considered in relation to the following environmental headings which are outlined in the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 these being: population and human health; biodiversity (flora and fauna); land take; soil; water; air; climate; material assets; cultural heritage and the landscape and interaction between any of the foregoing.

In response to a formal scoping opinion request, Angus Council identified the key issues, for which potential impacts required to be addressed, as:

- landscape and visual;
- hydrological and hydrogeological;
- ecology/nature conservation;
- noise;
- dust/air quality; and
- cultural heritage.

The assessment in relation to human health has been considered within the relevant headings above e.g. disturbance through noise and the effect of inhalation and respiration of fine airborne dust particles.

Impacts in relation to the other headings are either of little or no significance and, where required, are already adequately controlled by planning condition. In accordance with Circular 1/2017 these headings are addressed briefly to confirm that their possible relevance has been considered.

Traffic

All sand and gravel would be transported internally to the existing processing and stockpiling areas within Hatton Mill Quarry. The quarry currently takes access onto the B965.

The proposal relates to the continuation of sand and gravel at the current extraction rate which is limited by planning condition to a maximum of 130,000 tonnes per annum which equates to an average of 48 HGV movements (24 empty HGVs entering and 24 loaded HGVs leaving).

As the proposal relates to the continuation of an existing operation, and there will be no increase in traffic levels, Angus Council has confirmed that access and traffic can be scoped out of the EIA.

Land Take

The landtake relates to the continued use of the existing processing and stocking area and the proposed extension to the excavation area which equates to an additional landtake of some 8.0ha of arable farmland. As the proposal does not relate to prime agricultural land and the land will be reinstated to similar habitat as currently exists; no significant impact is anticipated.

Soil

All soils shall be retained on site and utilised for progressive restoration. There are no relevant impacts in relation to the soil resource.

Climate

The type and scale of development proposed is known to have no significant climatic effects.

Material Assets

The mineral deposit within the proposed extension area is a good quality sand and gravel suitable for a range of products and ready-mix concrete. A clear market demand has been identified for these products.

Recreational Access

There are currently no rights of way or core paths within the proposed development area. The proposed extension area relates to part of two fields which are in agricultural use (crops) and are not used to any extent for recreational access. Having regard to the likely requirement for recreational access in the immediate area it is considered that this can be adequately met by the existing B965 Road, which borders the site, and the existing access route to Hatton Mill Farm. There would be no significant loss to public access or to the enjoyment of the countryside.

LANDSCAPE

The landscape impact assessment aims to identify and assess the likely impacts which the proposal may have on the landscape.

The Landscape Type within which the development is set is characterised as 'Dislope Farmland'. The magnitude of the proposed change is assessed as slight to medium as there would be slight to moderate changes to the landscape in a localised area. However, the proposed alterations are of a small scale and are ameliorated through restoration. Overall the landscape impacts of the proposals are assessed as being slight-moderate during the short-term operational life of the site. Landscape impacts will reduce to slight upon final restoration.

VISUAL

A visual assessment has been undertaken using a number of viewpoints that are considered to be representative of the surrounding area.

Due to the relatively flat topography, public views into the proposed operational site are limited with most views having a slight visual impact. It is only from the B965, in close proximity to the boundary of site, that visual impacts become moderate. On the B965 such views are mitigated by the use of a peripheral soil screening mound.

Visual impacts shall be short-term and temporary and will reduce to negligible following restoration of the site.

HYDROLOGY AND HYDROGEOLOGY

An assessment of the existing hydrological and hydrogeological conditions at the site has been undertaken and the potential impacts attributable to the proposed extension have been identified and assessed and mitigation measures set out as required.

Due to the topography of the site, there is no potential for surface run-off to enter the site from the surrounding land. Whilst there is a general shed to the north and east any incident rainfall within the extension area mostly drains by infiltration. Shallow blind catch ditches or low bunds shall be created on the edges of the development to ensure that any run-off during soil stripping is contained within the site.

The proposed extension will be dry worked as the base of excavations is designed to be at least 1m above the winter water table. No de-watering will take place.

Processing will be undertaken within the existing Hatton Mill processing and stocking areas. The utilisation of these areas ensures that works are contained and that there is no potential of particulate dispersal by run-off. Water used for processing will continue to be recycled through ponds on a closed circuit; there is no discharge from the site.

There will be no requirement for the storage of any fuels, oils or lubricants within the extension area; all plant will utilise the existing facilities within the processing area for vehicle fuelling and maintenance.

Hatton Mill currently works to a surface water management plan which ensures that there are no surface or ground water issues. This extension will be operated in the same manner as the existing operations.

In terms of potential for flooding within the wider catchment areas, the proposal shall have negligible impact.

Private Water supplies in the surrounding area have been considered; the proposal will have no impact on supply.

The overall impact on surface water and groundwater from the proposed development is predicted to be localised and negligible.

ECOLOGY

In order to evaluate the potential ecological impact from the proposed quarrying operations Direct Ecology Ltd was commissioned to undertake an ecological survey of the proposed extension area.

An extended Phase 1 habitat survey identified the habitats present within the survey area and included a search for protected species and habitat suitability for protected species within an appropriate survey area. The protected species survey included a search for bat roost potential, badger, otter, birds and any other signs of notable species (e.g. Local Biodiversity Action Plan (LBAP) priority species).

The majority of the survey area is arable farmland; the remainder being the existing processing and stocking area. The site boundaries are formed by post-and-wire fences with a broken gorse hedge on the south and west sides, and open fence on the north and east sides. There are four mature Scot's pine trees in the gorse hedge on the south side of the minor road, just beyond the south boundary; these trees will not be affected by the proposal.

The proposal will have no impact on Sites of Special Scientific Interest (SSSI) or Ancient Woodland in the wider area.

The survey concluded that the loss of habitat will have a negligible impact and that, with appropriate mitigation, there will be no significant impact on protected species.

NOISE

In order to evaluate the potential noise impact from the proposed quarrying operations the applicant commissioned Vibrock Ltd, a national independent firm of environmental consultants, to undertake a study of the ambient noise levels at nearby sensitive locations. Noise levels were predicted based on probable plant deployment for the proposed operations.

The cumulative noise of the proposed extension operating in tandem with other operations has been considered within the assessment. No significant cumulative noise impact is anticipated.

Noise predictions confirm that the proposed extension can be operated in accordance with the existing noise planning conditions which regulate noise in relation to the existing quarry operations.

Site operations shall continue to meet the relevant best practice as detailed within PAN 50 Annex A.

The proposed noise control measures along with effective day to day site management shall ensure that the proposed development is undertaken without significant noise impacts.

There shall be no residual impacts from the development in terms of noise climate.

AIR QUALITY

Scottish Executive Development Department Planning Advice Note 50 Annex B provides guidance on the control of dust at surface mineral workings and recommends that the emphasis in the regulation and control of dust should be the adoption and promotion of best practices on site.

An assessment of potential dust generating sources was undertaken to determine the best methods of limiting or suppressing dust at the proposed quarry. For non-regulated sources of dust the operators will implement a Site Dust Management Plan to control, for example, dust arising from vehicle movements on haul roads by water spraying.

Where processing activities can generate and emit significant quantities of dust these processes are regulated under the Pollution Prevention and Control Regulations 2000 and require authorisation from SEPA. As the processing of sand and gravel is a 'wet' process dust from these activities is negligible.

With regards to health, the nuisance effects of dust centre on the effects of inhalation and respiration of smaller, finer airborne dust particles. The COSHH Regulations for employee protection apply within the quarrying industry. It follows that, if exposure limits are being complied with on-site, it is unlikely that unacceptable dust concentrations will be experienced at residential properties at separation distances of several hundred metres.

With the implementation of the Site Dust Management Plan the potential for dust emission from the site is negligible and it is unlikely that there will be any reduction in air quality.

CULTURAL HERITAGE

CFA Archaeology Ltd, an independent archaeological consultancy, has been engaged to carry out an assessment to allow consideration of the historic environment with respect to the proposed quarry extension works.

It has been established through previous desk-based assessment, geophysical survey and trial trench evaluation of the proposed development site that there is some archaeological potential outwith the scheduled monument area of the Balneaves Cottage, Cursus and Settlement, which lies directly to the west of the proposed development site.

A programme of mitigation has been agreed with the Council's Archaeologist to address the potential direct effects on the archaeological resource arising from the proposed development to ensure an adequate level of identification, investigation, recording and reporting of archaeological finds in line with the requirements of PAN2/2011. As a result, a residual direct effect of minor significance on the archaeological resource (not significant in EIA terms) is predicted.

The assessment has identified that there would be significant (in EIA terms) effects on the settings of two scheduled monuments within 1km of the proposed development site during the operational phases of the proposed development: Balneaves Cottage cursus and settlement and Douglasmuir roundhouse, enclosure and pits. Mitigation is proposed, through sensitive restoration to a gently undulating farmland topography, that would reduce the effect on their settings in the long-

term. In both cases, the post-restoration, residual effects on their settings would be of minor significance (not significant in EIA terms).

CUMULATIVE IMPACT

The possibility of a cumulative impact, attributable to two or more operations working in close proximity has been considered.

As the current Hatton Mill excavation would be completed and under restoration, any potential cumulative impact in this respect is assessed as negligible.

Two hard rock quarries exist within the vicinity of Hatton Mill. Boysack and Waulkmill Quarries are respectively located some 1.5km and 1.7km to the east of the existing processing area. The intervening topography between these quarries comprises mostly agricultural land on the western flank of Compass Hill. Having regard to the significant separation distance, any cumulative impact from the proposed Balneaves Extension is anticipated to be negligible.

WASTE MANAGEMENT PLAN

The Management of Extractive Waste (Scotland) Regulations 2010 require that mineral planning applications must include a Waste Management Plan (WMP).

A Waste Management Plan currently exists for Hatton Mill Quarry. As the silts from processing will be placed in the final void as part of the restoration process, as is currently the case with the existing site, the Balneaves Extension area constitutes an 'extractive waste area'. In this respect the existing WMP statement remains valid and there is no need to update the text. However, an updated plan has been submitted to include the Balneaves Extension area within the overall WMP.

OVERVIEW

No quarry development can be designed to have no adverse environmental impacts, although mitigation measures can negate many of these, lower the magnitude of others and reduce the probability of significant impacts occurring.

Following the implementation of the mitigation measures described in the EIAR the proposal is considered to have an overall slight adverse impact during operations which will reduce to negligible following restoration.

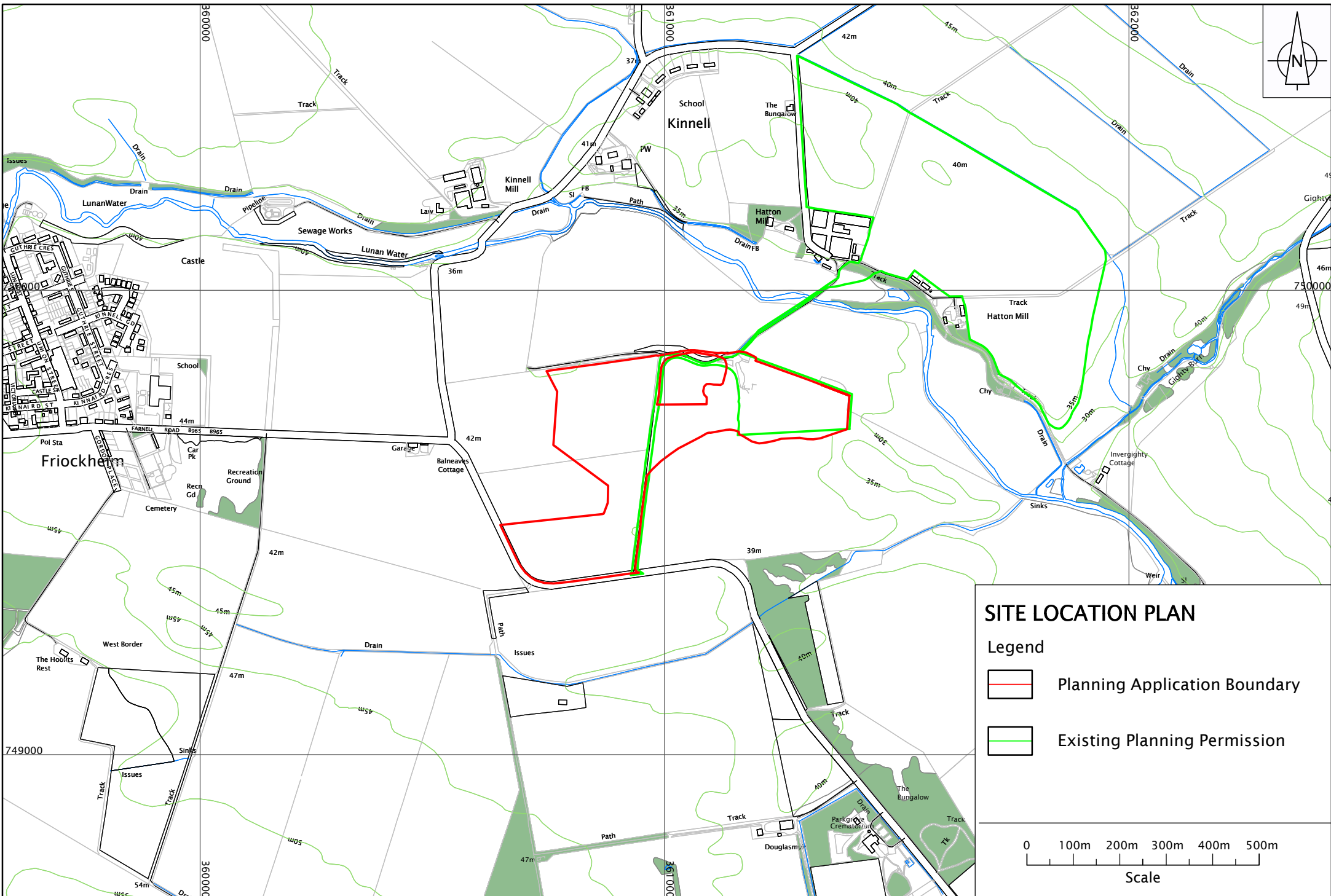
The proposal is considered to be in accordance with national, regional and local planning guidance.

Benefits will be gained in terms of the continued contribution of the reserve to the regional landbank, the provision of employment, and the reduction in long distance haulage throughout the Angus Council region.

For further information contact:

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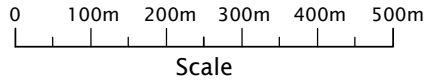


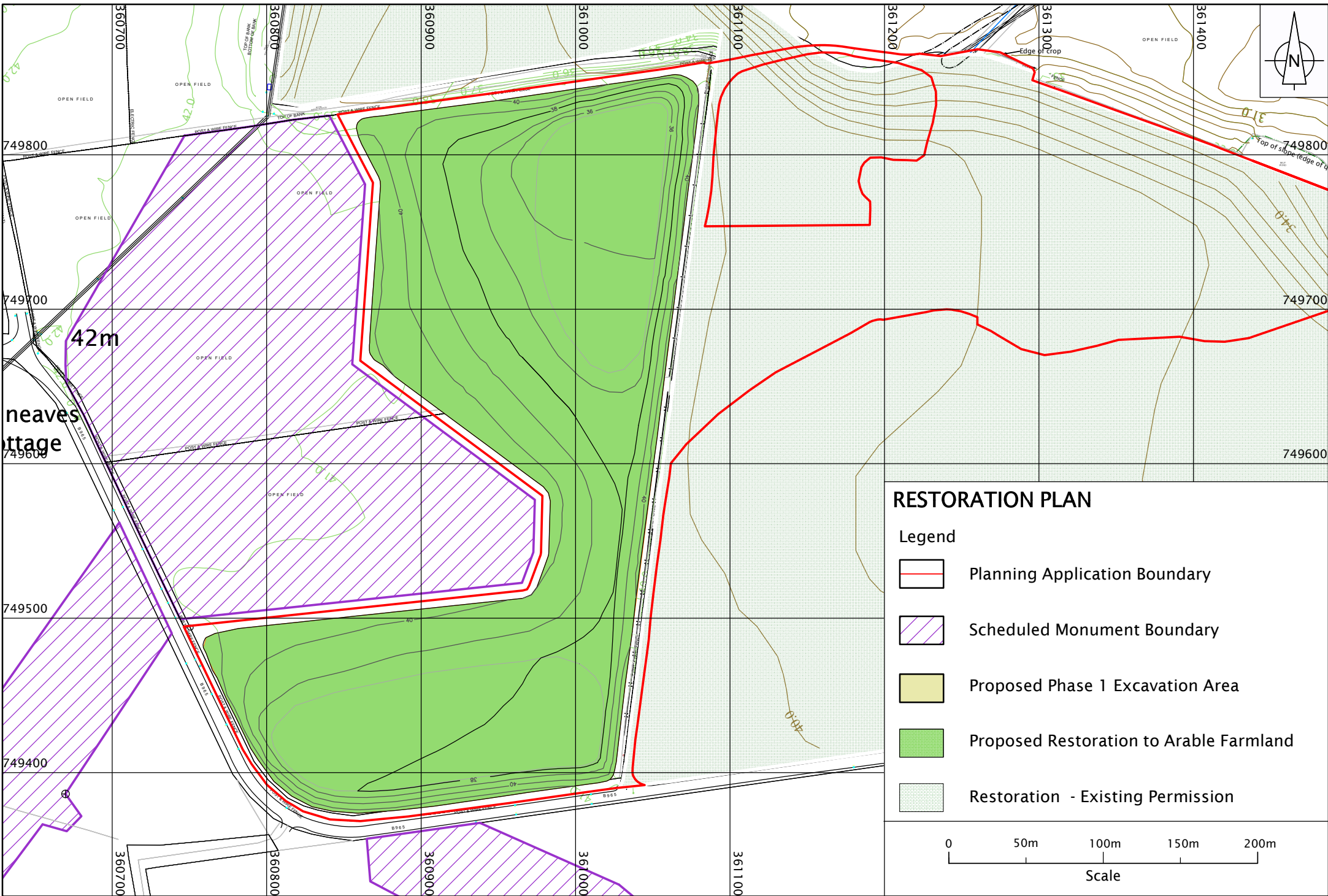


SITE LOCATION PLAN

Legend






- Planning Application Boundary
- Existing Planning Permission

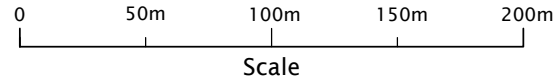


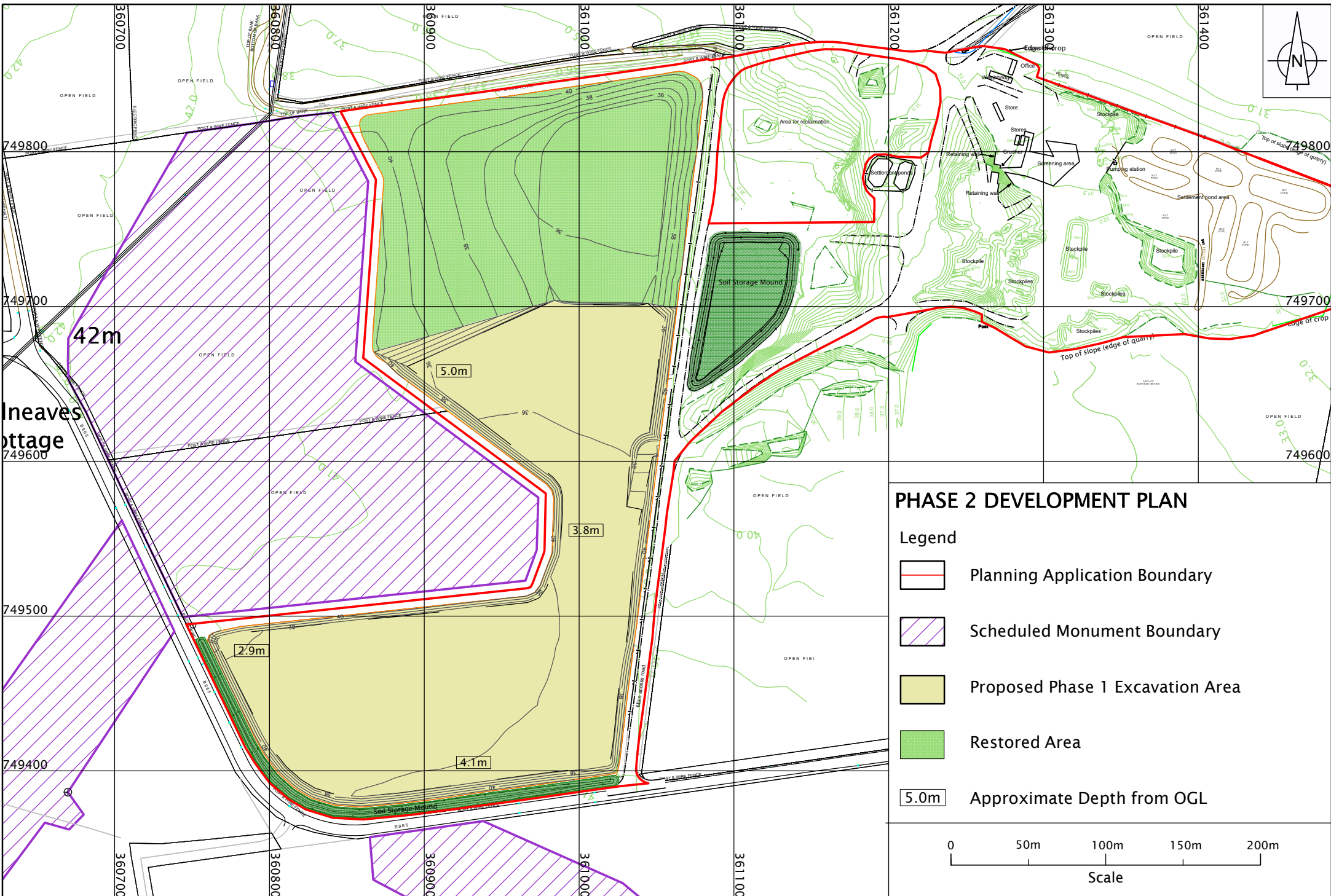


RESTORATION PLAN

Legend






-  Planning Application Boundary
-  Scheduled Monument Boundary
-  Proposed Phase 1 Excavation Area
-  Proposed Restoration to Arable Farmland
-  Restoration - Existing Permission





PHASE 2 DEVELOPMENT PLAN

Legend

-  Planning Application Boundary
-  Scheduled Monument Boundary
-  Proposed Phase 1 Excavation Area
-  Restored Area
-  5.0m Approximate Depth from OGL

