

## **Appendix H**

### **Design and Access Statement – Temporary Repository**

# **Design and Access Statement**

**for**

**Establishment of a repository for the temporary  
storage of inert soils for future recovery and  
beneficial use in restoration**

**at**

**Ty Mawr West  
Talysarn  
Gwynedd  
LL54 6BD**



## Contents

### Introduction and Summary

#### 1. Location

Context

Site Survey

Planning Policy

#### 2. Accessibility

The Site

Pedestrian Access Site

Access

#### 3. Character

Scheme Development

Location and Layout

Building Design

#### 4. Community Safety

Secured by Design

Open Space

#### 5. Environmental Sustainability

Energy Efficiency / Carbon Reduction

Refuse Collection and Waste Management

Biodiversity

Sustainable Materials

Drainage

Flood Mapping

Geology and Mining

Archaeology Services

Affordable Housing

Language Impact

Assessment

#### 6. Movement

Public Transport

Pedestrian Access to Local Facilities

Cycle Access

Car Parking



## **Introduction and Summary**

### **Location and Context**

This statement is submitted in accordance with Technical Advice Note [TAN ] 12 which is also read in conjunction with Planning Policy Wales [PPW ] and sets out the land use planning policies of the Welsh Assembly Government, PPW, Ministerial Interim Planning Policy Statements [MIPPS ], TAN's and Circulars.

Essentially this document will cover the following sections:

- Access
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

This document will also explain:

- The design approach and, illustrated with photos, maps and drawings, it includes descriptions and justifications for our proposals
- Issues in relation to access with regard to the location within the complex, locality and the site itself with the relevant planning considerations of the overall acceptability of the proposals.
- With the supporting reports and drawings will endeavour to show that the proposed scheme is a positive contribution to the economic, social, environmental, ecological and urban fabric of the local area.

The purpose of this statement is to communicate to the local planning authority and other interested parties, the process that has led to the development proposals and the design principles in a structured manner within the local, physical, heritage, economic and social context.

This statement will also serve to demonstrate an integrated approach that will deliver inclusive design and address a full range of access requirements throughout the design process.

The document is to be read in conjunction with all associated reports listed within the statement as part of the application, together with the drawings that are noted on the drawing issue sheet appended herein.

The site is part of the Ty Mawr Quarries that have been in operation since the early 1990's where extraction of slate waste has been compensated with remediation and restoration of the entire site.

This application seeks to bring back into use the former workings with the introduction of inert soils which will be stored temporarily before being deposited and planted around the site in accordance with details to be agreed with Gwynedd Council.

The application merely calls for the temporary deposit of inert soils.

## **Context**

The purpose of this Design and Access Statement is to support the detailed planning application for the establishment of a repository for the temporary storage of inert soils for future recovery and beneficial use in restoration.

The main reason for submitting this planning application is that since approx.. 1993 the 'worked' areas have been systematically restored back to their near natural form and habitat.

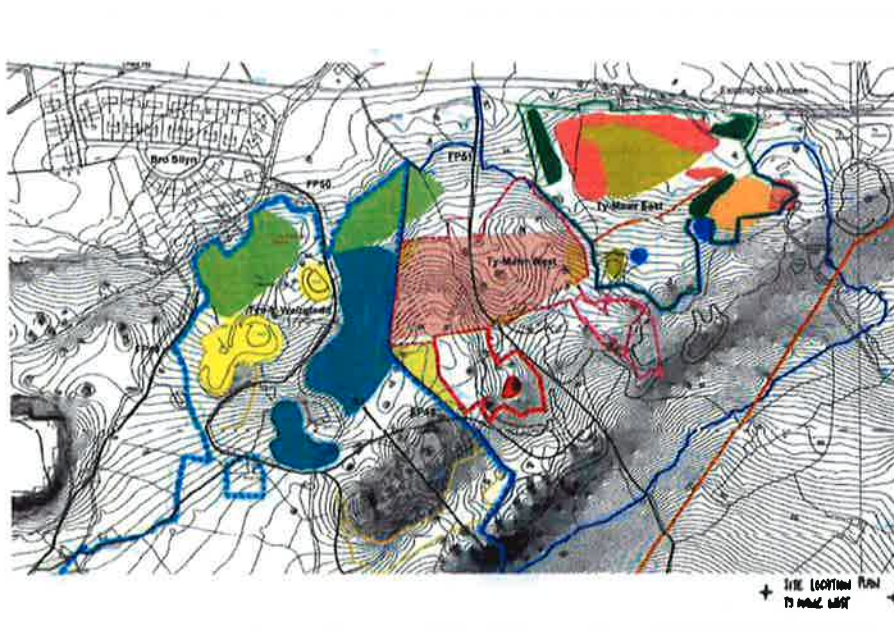
Appendix 1 contains the Waste Planning Assessment which describes the processes involved together with timescales.

Appendix 2 contains the Bat Survey carried out in 2015 to determine the extent if any of bat habitats within the site

## **Site Survey**

A survey has been carried out and a 'depository' identified as being suitable has been located.

Below is a location plan of the proposed site in context to Ty Mawr East.



## **Planning Policy**

A review of relevant national and local waste and planning policies concludes that the proposed development complies with the relevant policies in terms of need and national requirements. **See section 2.2 of the Waste Planning Assessment.**



## **2. Accessibility**

### **The Site**

#### **Pedestrian Access**

As this application is purely for permission to deposit and store inert soils within a working 'quarry' no pedestrian access is required apart from 'safety' lines set up for the operatives of the depository. There will be no public access available apart from by officers of the Council who will in turn seek permission off the landowner to access the site only at designated times and under supervision.

#### **Site Access**

Access to the operational site has been established since early 1990.



### **3. Character**

#### **Scheme Development**

The scheme is merely a depository of inert soils and will comprise of a bund approximately 80 metres long x 20 metres wide and maximum depth of 5 metres.

Once 'full' the material will be deposited around the site and planted.

#### **Location and Layout**

The layout of the development has been established over a number of years and is a working quarry and depository.

Below are photographs of the existing area to be used as a repository.



***The soils will be temporarily deposited within this area***





***View to base of existing quarry to be partly filled- Note none of the trees shown will be affected by the deposit of soils***

### **Building Design**

This is not applicable as there are no buildings to be constructed as part of this development

## **4. Community Safety**

### **Secured by Design**

Not applicable

### **Open Space**

Not applicable



## **Environmental Sustainability**

### **Energy Efficiency / Carbon Reduction**

Not applicable apart from ensuring that only 'full' loads of materials are sent to the depository.

### **Refuse Collection and Waste Management**

Not applicable

### **Biodiversity**

The biodiversity of the area has been investigated and because of the small scale of the proposals confirmed by the Council that there will be no need for an Environmental Impact Assessment to be submitted as part of this application.

The reason for this application is to enable the old workings to be restored and planted to bring back the biodiversity the site once enjoyed.

A bat study has taken place over 2 nights during the 2015 season but no evidence of bats was found. See report in Appendix 2

### **Sustainable Materials**

Only deposit of inert soils for restoration purposes

### **Drainage**

Not applicable

### **Flood Mapping**

The site is not considered to be at risk from flooding and is not detailed as such on the Environment Agency Wales website.

### **Geology and Mining**

The site is not is within an area where underground mining has taken place and the site is not known to be contaminated.

### **Archaeology**

The application site is located within an area included in the Register of Historic Landscapes. However, the proposal, by reason of the site's location and purpose, will not cause significant harm to the character, appearance and setting of the landscape and no historic features whatsoever will be affected by the works.

See Waste Planning Assessment for further details

**Services**

Not applicable

**Affordable Housing**

Not applicable

**Language Impact Assessment**

Not applicable

**5. Movement**

Not applicable

**Public Transport**

Not applicable

**Pedestrian Access to Local Facilities**

Not applicable

**Cycle Access**

Not applicable

**Car Parking**

Not applicable

**Economic Viability**

This process is an important progression following the cessation of extraction and costs will only be valued against the restoration and the views the public will gain on completion.



## **Conclusion**

The application is for the deposit of inert soils to be used for the restoration of former quarry workings and should be encouraged. The restoration works that have been ongoing since 2003 and will continue with these works are gaining plaudits from various bodies

Local schools are encouraged to visit the site and to plant trees as part of the restoration work.

To date this has proved very popular and should continue until the entire workings are restored back to their former conditions.

We feel that the proposals also meet the conditions laid down in the original planning consent and do not conflict with the current planning policy.

## **Appendices**

Appendix 1 – Waste Planning Assessment

Appendix 2 – Bat Study