

# Conditions for Denbigh Quarry in the Event of a Successful Appeal

## Comprehensive Framework for Responsible, Sustainable, and Community-Focused Operations

Prepared by Save our Green Spaces Dinbych, in accordance with Welsh Government planning policy.

### Introduction

The following document establishes a robust framework of conditions to govern Denbigh Quarry's operations in the event of a successful appeal. These measures are designed to uphold environmental stewardship, regulatory compliance, and the welfare of the local community. At the heart of all activities, the health and well-being of the community must remain the highest priority, informing every operational and strategic decision.

### Community and Social Responsibility

#### Community Engagement

- Denbigh Quarry is required to maintain an official community liaison committee, which will convene regularly to review operations, gather feedback, and address the concerns of local residents. Every consultation must be conducted with approachability and compassion, ensuring community perspectives are taken seriously and reflected in ongoing decisions.
- Breedon PLC. must fund and maintain an accessible, up-to-date website that clearly details complaints procedures, contact information, and includes a user-friendly portal for submitting and tracking community complaints and concerns.
- Comprehensive annual reports covering operational, environmental, and community investment matters are to be published and made readily available to the public.
- A designated share of profits shall be allocated to support local initiatives, including environmental education programmes and infrastructure enhancements.

#### Health and Safety Measures

- Strict adherence to all occupational health and safety standards is mandatory, with regular employee training, safety audits, and the provision of appropriate personal protective equipment.

- Effective public safety measures—including secure fencing, clear signage, and community education—must be maintained to prevent unauthorised access and minimise risks to local residents.

## Traffic and Infrastructure Management

- A thorough transport impact assessment must be conducted before any operational changes, identifying potential risks and specifying mitigation strategies for increased vehicle movements.
- Should quarry traffic place additional demands on local roads, Denbigh Quarry is responsible for contributing to necessary upgrades and ongoing maintenance to ensure continued safety and minimal disruption.
- Designated vehicle routes and restricted operating hours for quarry traffic shall be established to limit congestion and inconvenience in residential areas.

## Environmental Safeguards

### Restoration and Conservation Plans

- Denbigh Quarry must submit, implement, and adhere to a comprehensive restoration plan that details timelines, the use of native species for replanting, and long-term monitoring protocols. The development and execution of this plan should be guided by recognised biodiversity and ecological experts to ensure best outcomes for local habitats.
- A measurable biodiversity net gain must be achieved following restoration, with clear targets based on baseline environmental surveys.
- Protection of local water resources is essential, with all operations subject to independent monitoring and transparent reporting to authorities and the community.

## Restoration, Filling, and Inert Waste Management

### Quarry Restoration Conditions

- All restoration activities must follow a phased approach, ensuring prompt rehabilitation of disturbed areas. Restoration should prioritise the recovery of native ecosystems, natural landforms, and public amenities where feasible.
- Restoration efforts must be informed by expert ecological and land reclamation advice, with periodic independent audits and reviews.
- Topsoil and subsoil removed during extraction must be preserved and managed to support effective future restoration.

## Filling and Transportation of Inert Waste

- Only inert waste approved by the appropriate regulatory bodies may be used in filling operations, with thorough documentation maintained for inspection at all times.
- All waste transport to and from site must utilise covered, sealed vehicles to prevent spillage, dust, and negative impacts on local roads and communities.
- A rigorous wheel-washing regime is essential for all vehicles leaving the site, minimising transfer of dust, mud, and materials onto public highways.
- Fill operations must be monitored by qualified personnel, and any non-compliant materials must be removed immediately.
- Waste delivery and filling activities must occur only during specified hours to reduce disturbance, and haulage routes should be selected to avoid residential areas wherever possible.

## Pollution Prevention and Control

- Comprehensive measures must be implemented and adhered to for dust and noise mitigation, including water sprays, noise barriers, and limited hours of operation. All lorries exiting the site are required to be adequately sheeted to prevent dust and debris dispersal. Dust control provisions are to be regularly and independently inspected for compliance and effectiveness.
- Blasting activities are strictly prohibited on weekends, in recognition of community needs for rest and quiet.
- Noise generated from daily quarry operations must adhere to stringent guidelines and occur within the agreed operational hours. Any complaints regarding noise or vibrations shall be addressed promptly and in accordance with government regulations on noise suppression.
- Stringent emission controls must be enforced for all vehicles, equipment, and blasting operations, with frequent air quality monitoring and defined remediation steps if standards are breached.
- Waste management must follow best practice, prioritising recycling and secure disposal of hazardous materials.

## Planning and Regulatory Compliance

### Adherence to Planning Conditions

- All permissions granted post-appeal are subject to a detailed schedule of conditions, overseen by regular audits from planning authorities to ensure full compliance.

- Consents must be time-limited, with scheduled reviews to confirm ongoing compliance and enable revocation in cases of significant or repeated infringements.

## Monitoring and Enforcement

- Independent audits by external bodies are required at regular intervals, maintaining transparency and ensuring all corrective measures are promptly enacted where necessary.
- A clear penalty schedule for non-compliance must be in place, with powers for imposing fines, suspending operations, or revoking permissions as appropriate.

## Economic and Employment Considerations

### Local Employment Opportunities

- Denbigh Quarry shall prioritise local recruitment, offering employment opportunities to residents and partnering with local colleges and agencies to provide training and apprenticeships.
- Investment in workforce skill development is required to ensure that the benefits of quarry operations extend beyond immediate employment.
- Regular sessions and training on quarry operations and biodiversity must be held for employees and community members alike, fostering understanding and support for environmental best practices.

### Support for the Local Economy

- Wherever possible, goods and services should be sourced from local suppliers, supporting the regional economy and local businesses.
- Regular impact reports are required to document local procurement, tax contributions, and community investments.
- To have funds available for local residents and businesses for compensation should the quarry negatively impact their buildings or land, for example with cracks due to blasting, excess dust etc.

## Landscape and Visual Impact

- Landscape screening, including wooded planting and earth bunds, must be established and maintained to reduce visual impact and preserve the area's rural character.
- Operations must be phased to ensure that only limited areas are disturbed at any time, with progressive, restorative landscaping carried out as extraction proceeds.

- All plants, trees, and shrubs must receive regular maintenance and be kept free of dust, promoting vigorous growth and the effectiveness of visual and ecological screening.
- Veteran trees located on or near the site must be retained and carefully managed, with specific strategies in place to ensure their continued health and longevity.

## Cultural and Heritage Protections

- Comprehensive archaeological assessments are required prior to any new or expanded quarrying, with findings preserved and reported to authorities as appropriate.
- Areas of recognised cultural or historical significance must be designated exclusion zones, with no quarry activity permitted.

## Climate Change and Sustainability Measures

### Carbon Footprint Management

- Clear reduction targets for emissions must be set, including adoption of renewables, electrification of operations, and energy efficiency. These requirements are to be implemented and monitored throughout the operational lifecycle.
- Operational management must account for climate change risks, such as increased rainfall or temperature extremes, to prevent flooding and other negative impacts.

### Promotion of Sustainable Practices

- Resource-efficient extraction methods are to be implemented and adhered to, minimising waste and maximising sustainability.
- Green infrastructure, such as wildlife corridors and pollinator habitats, must be established and maintained to support ecological resilience.

## Ongoing Review and Adaptive Management

- All operational conditions will be reviewed annually, inviting input from the community, regulators, and independent experts to ensure ongoing relevance and effectiveness.
- An adaptive management process must be established, allowing for operational adjustments in response to environmental monitoring and community feedback.

## Conclusion

This comprehensive framework is designed to ensure that, if Denbigh Quarry's appeal is successful, operations are managed to the highest standards of environmental care, social responsibility, and sustainable development. Above all, Denbigh Quarry is expected to respect the community, its needs, and its health, working collaboratively to move forward in a positive and responsible manner.