

## **BUILDWAS PARISH COUNCIL**

### **RESPONSE TO PLANNING APPLICATION 19/05509/MAW**

#### **SAND AND GRAVEL QUARRY, POWER STATION SITE**

**MARCH 2020**

#### **OBJECT**

The Parish Council objects to the proposed excavation due to the negative impact on the local area, including noise and dust from the site, concerns over the potential for increased flooding, and the lack of capacity of the surrounding road network to accommodate such an increase in HGVs. Furthermore, we believe that to approve this application would influence in favour of approving the outline planning application for the proposed development of the power station site, which the Parish Council also objects to.

The quarrying proposed to lower the land level prior to development of the site will remove some of the best soakaway materials in the valley, will lower the ground level and the development would replace this sand and gravel with tarmac, which will inevitably lead to an increased run-off of water into the river. We have serious concerns over the potential impact of this on the site at Buildwas, and particularly on Ironbridge, with the extent of current flooding having been highlighted during the recent extreme flooding. Further information should be provided, and comment sought from the Environment Agency, as to the potential impact of the quarrying on future flood levels in the area, in relation to both the removal of soakaway materials to be replaced with more hard surfaces, and the lowering of the ground level.

The B4380 and A4169 are not suitable for use by HGVs from the quarry site. The B4380 is in particularly bad condition, which would be exacerbated by any increased use by HGVs. There are limited safe opportunities for overtaking of slow-moving vehicles on both roads. The traffic calculations state that the vehicles accessing the site will be in line with those historically accessing the site at its peak, however, the vehicles in the past would have ranged from 8 to 20 tonne loads, whereas those to be used for the quarry are likely to be a minimum of 8-wheel, 32 tonne vehicles.

Should the application be approved, the following points should be considered:-

- The routing of vehicles to and from the quarry site should be conditioned by a legal agreement to prevent use of the B4380 and A4169. This should be accompanied by the appropriate measures (recognisable number plates, cameras on junctions) to enable enforcement of the routing conditions;
- To improve the safety of all road users with the increase of traffic on the surrounding road network, the 40mph speed limit currently in place on the B4380 exiting Buildwas village should be extended to the junction at the bottom of Buildwas Bank and on up the A4169 to the start of the 50mph sign;
- Should both applications be approved, it would be beneficial if the proposed changes to the road junctions in the outline planning application for the power station site were made prior to the work at the quarry beginning to improve traffic flow;
- The Parish Council understands that progress towards reinstating the Albert Edward bridge is positive to date. However, should there be delays in the repairs, there should be no increase in the maximum road vehicle movements included in this planning application to compensate for the loss of transport via the rail network. The

road network surrounding the site is not able to accommodate such an increase in HGV movements;

- There are a number of properties in reasonable proximity to the quarry site. These residents are already adversely affected by noise from the existing, non-operational, quarry at unsociable hours. There is congestion on the surrounding road network at peak times. The hours of work for the application quarry site should be set at 7:30-17:30 on weekdays and 8:00-13:00 on Saturday, with no Sunday or Bank Holiday working. This would help to ease congestion at peak times and would limit the negative impact on the neighbouring residents. HGVs should not be allowed to wait on the road at the entrance to the site within or outside of these hours, to protect amenity and air quality for local residents;
- The Parish Council notes the plans for visual screening and bunding to reduce the noise impact. The full implementation of this screening should be ensured to limit the negative impact on local residents. The area surrounding the entrance to the site has been very untidy since the site has been taken over by Harworth, and this area should also be visually screened, for the amenity of residents;
- There are concerns among residents in close proximity to the site about dust, air quality and noise pollution, with concern that the level deemed 'acceptable' in the application may not be acceptable to residents. The topography of the area allows noise to travel easily. Shropshire Council should set limits for noise levels and ensure that these are monitored and enforced. There must be sufficient availability of water on site, and a dedicated bowser, to ensure adequate suppression of dust at all times. Dust levels and air quality should also be conditioned, monitored and enforced by Shropshire Council;
- Our concerns with regard to the potential impact on future flooding in the area are outlined above. If the application is approved, there should be necessary mitigations put in place to protect the surrounding area against future increases in flooding, guided by the outcome of the further information requested and the input of the Environment Agency.