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MAES Y DROELL QUARRY EXTRACTION OF INDUSTRIAL SAND

Environmental Statement
Volume I
Non-Technical Summary

Silica Sand Mold Limited

Prepared by Stephenson Halliday

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Document history

	Name	Date
Author	Holly Robinson	August 2026
Technical Reviewer	Adam Perry	September 2026
Approved	[Approved by Name Here]	[Date Here]

1 INTRODUCTION

- 1.1.1 This Non-Technical Summary (NTS) summarises the Environmental Statement (ES) prepared by Stephenson Halliday Limited on behalf of Silica Sand Mold Limited. It accompanies a planning application for the recommencement of mineral extraction at Maes y Droell Quarry, Graianrhyd, Mold, Denbighshire.
- 1.1.2 The Proposed Development comprises the extraction and processing of high-grade industrial sand and associated minerals, together with supporting infrastructure and progressive restoration of the Site for nature conservation.
- 1.1.3 Environmental Impact Assessment (EIA) is the process used to identify and assess the likely significant environmental effects of a proposed development before a planning decision is made. It also identifies measures to avoid, prevent, reduce or manage adverse effects and opportunities to provide environmental benefits. The findings are reported in the ES submitted to Denbighshire County Council.

Table 1-1: Environmental Statement Volumes

Volume	Content
Volume I	Non-Technical Summary, this document.
Volume II	Main Written Statement, including the project description and environmental topic chapters.
Volume III	Supporting technical assessments and appendices.
Volume IV	Supporting figures and plans.

- 1.1.4 The ES forms part of a wider planning application. Other application documents include the Planning, Design and Access Statement, Green Infrastructure Statement and Welsh Language Statement. The Planning, Design and Access Statement provides the full application-document schedule.

1.2 The Applicant

- 1.2.1 Silica Sand Mold Limited is a UK-registered, family-run company specialising in the extraction, processing and treatment of minerals, including industrial sand. Its wider activities also include agricultural operations.
- 1.2.2 The company has more than 20 years' experience of managing minerals and waste sites and associated transport operations across the North West and North of England and into North Wales. Its experience includes meeting planning and environmental requirements, working with authorities and regulators, and engaging with local communities and quarry liaison groups.

1.3 The Site and Surroundings

- 1.3.1 Maes y Droell Quarry is approximately 6.5 km south of Mold and 12 km west-north-west of Wrexham. The Site extends to approximately 22 hectares and includes the whole of the existing quarry. It is divided into northern and southern areas by Bridleway 515/17.

- 1.3.2 The southern area is a previously worked quarry containing former extraction areas, flooded pits, vegetated spoil, hardstanding, redundant buildings and settlement ponds. The northern area contains grassland, scrub, woodland, ponds and tracks. The surrounding area is predominantly rural, with farmland, moorland, woodland, dry-stone walls, dispersed properties and small settlements.
- 1.3.3 The existing Site access is from the minor road between Graianrhyd and Eryrys, approximately 375 m north of its junction with the B5430. Graig Quarry is approximately 0.8–1.0 km west of the Site and has been considered, where relevant, in the environmental baseline and cumulative assessments.

1.4 Application Site

Table 1-2: The Application Site

Item	Summary
Application area	Approximately 22 hectares.
Existing condition	Partially worked and currently inactive quarry with unrestored workings and areas of natural regeneration.
Mineral	High-grade industrial sand and associated minerals, including fine clay.
Working period	Approximately 15–20 years, including quarry development and restoration.
Maximum output	Up to 300,000 tonnes per year; typical output is expected to be much lower.
Working sequence	Four extraction phases, moving broadly from previously worked southern areas towards the northern area.
Restoration	Progressive restoration throughout the quarry life, followed by aftercare and long-term habitat management.
End use	Nature conservation-focused after-use comprising woodland, heath, grassland, wetland and ponds to support an abundance of wildlife.

1.5 Environmental Setting

- 1.5.1 The northern part of the Site lies within the Clwydian Range and Dee Valley National Landscape.
- 1.5.2 The surrounding area includes public rights of way, dispersed homes, local businesses, agricultural land and recreational routes.
- 1.5.3 There are no designated heritage assets within the Site, although non-designated archaeological features and archaeological potential are present.
- 1.5.4 The Site supports a mosaic of quarry, woodland, scrub, grassland, wetland and pond habitats, including habitats used by great crested newts and bats.
- 1.5.5 The Site is underlain by the Cefn-y-Fedw Sandstone Formation. Groundwater is below the proposed quarry floor, and extraction is designed to remain above the water table.

2 PROPOSED DEVELOPMENT

2.1 Introduction

- 2.1.1 The application seeks full planning permission to recommence the winning and working of high-grade industrial sand within previously worked areas and to extend extraction into the northern area. The Site would be worked in four phases, with restoration beginning alongside the initial operations and continuing progressively.
- 2.1.2 The Proposed Development would consolidate the Site's complex historic mineral permissions into a single modern permission, with an integrated working, restoration and aftercare scheme for the whole Site.

2.2 Mineral Extraction and Processing

- 2.2.1 Industrial sand would be extracted using conventional surface quarrying methods, without the need for blasting. Extracted material would be transported by on-site dump trucks to a processing plant located within the quarry, where it would be washed, screened and graded into different size fractions.
- 2.2.2 Oversized material would be crushed where necessary, whilst fine material would be managed through settlement lagoons and associated processing equipment. Processed products would be stored close to the Site entrance to minimise internal haulage distances and improve operational efficiency.
- 2.2.3 The quarry is proposed to operate for approximately 50 weeks each year, allowing for a planned maintenance shutdown period. Mineral extraction and export activities would take place between 07:00 and 19:00 Monday to Friday and between 07:00 and 14:00 on Saturdays. No mineral extraction or export would occur on Sundays, Bank Holidays or Public Holidays. Processing activities would be undertaken during the approved working hours established through the planning permission.

2.3 Working Phases

Phase 1

- 2.3.1 Initial operations would take place in the southern area, including reworking previously disturbed ground, stockpiles and tipped material. New internal access arrangements would be formed, voids would be progressively backfilled, and early restoration, planting and ecological works would begin. The intention would be to restore the areas at the southern end of the Site at the outset, to create permanent wildlife habitat and a physical buffer to neighbours. The existing public footpath routing would be improved.
- 2.3.2 From Phase 1 onwards, earth screening mounds and acoustic fences would be used to minimise the impact of the operations on neighbours and other nearby receptors.

Phase 2

- 2.3.3 Extraction would move into the central and north-eastern part of the southern area. The excavation would be deepened and progressively backfilled using on-site materials only. Following extraction, the permanent processing plant would be established within this area of the existing quarry void. This is a deliberate measure to minimise the impacts of processing.
- 2.3.4 Progressive restoration and habitat creation would continue.

Phase 3

- 2.3.5 A series of excavations would progressively lower ground levels, supported by new internal ramps and haul roads. High-quality sand and silt would be recovered, and restoration would continue as areas became available.
- 2.3.6 Progressive restoration and habitat creation would continue.

Phase 4

- 2.3.7 The final extraction phase would take place in the northern part of the Site. Extraction would be followed directly by restoration using remaining on-site materials. Public rights of way affected by this phase would be diverted in advance to maintain public access and safe separation from operations.

2.4 Access and Traffic

- 2.4.1 The existing quarry access would continue to be used but would be upgraded. The proposals include an improved access width and geometry, visibility splays, space for vehicles to enter and leave the quarry in a forward gear, on-site parking and servicing, wheel-cleaning facilities and sufficient internal space to prevent queuing on the public highway.
- 2.4.2 At the assessed maximum production level, up to 60 loaded HGVs could leave the Site during a full working day, with the same number of return journeys. This equates to up to 120 one-way HGV movements. It is a robust worst-case scenario; typical traffic levels are expected to be lower and would vary with production and market demand.
- 2.4.3 All HGVs would approach and leave the Site from the south, then travel east along the B5430 towards the A5104. The route and associated operating controls would be secured through an HGV Traffic Management Plan.

3 RESTORATION AND AFTERCARE

- 3.1.1 Restoration is an integral part of the Proposed Development rather than an activity deferred until the end of extraction. Areas would be restored progressively as quarrying advances, reducing the amount of active and unrestored land at any one time.
- 3.1.2 The restoration strategy would create a connected mosaic of:
- native broadleaved woodland;
 - heathland and acid grassland;
 - rhos and other wet grassland habitats;
 - wetlands, marginal vegetation and ephemeral ponds;
 - scrub and open mosaic habitats; and
 - habitat connections across the Site.
- 3.1.3 Following extraction, the Site would enter an aftercare period to establish the landform, planting and habitats. Detailed restoration and aftercare proposals would be developed and approved in phases as extraction progresses and final landform levels become available. No imported fill is proposed to raise Site levels. This after care period will last for many years.
- 3.1.4 The objective is a coordinated restoration of the whole quarry to a nature conservation-focused after-use, providing a safer and more coherent landform and a more diverse and resilient habitat network than would be expected under unmanaged natural succession.

4 ALTERNATIVES CONSIDERED

- 4.1.1 The EIA considered the reasonable alternatives relevant to a mineral development at an existing quarry. These included the 'do-nothing' scenario, alternative locations, working methods, phasing and restoration approaches.

Do Nothing

- 4.1.2 Without the Proposed Development, the Site would remain substantially unrestored, the mineral resource would not be recovered, and the comprehensive restoration and habitat-management strategy would not be delivered. Continued unmanaged habitat succession would also be expected to reduce some of the Site's open and wetland habitat diversity over time.

Alternative Locations and Methods

- 4.1.3 Industrial sand can only be extracted where a suitable mineral deposit occurs. At Maes y Droell Quarry, the mineral resource, existing permissions and available infrastructure are specific to the Site, and the Applicant has identified no realistic alternative location within its control. The proposed surface extraction, washing and grading methods reflect the characteristics of the material and modern quarrying practice.

Phasing and Restoration Alternatives

- 4.1.4 The selected quarry phasing responds to ecological constraints, enables replacement habitat to be created before or alongside habitat loss, allows progressive restoration from the start of operations and makes practical use of the existing access and central processing and water-management areas. A nature conservation after-use was selected because it responds to the existing quarry landform and the landscape and ecological opportunities identified through the EIA.

5 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 Scoping

5.1.1 A formal EIA Scoping Request was submitted to Denbighshire County Council in March 2025. The Council issued its Scoping Opinion on 27 May 2025 after consulting relevant organisations. The Scoping Opinion informed the topics, study areas and issues assessed in the Environmental Statement. The Environmental Statement includes chapters which assess the likely environmental effects in respect of:

- Noise
- Air quality
- Cultural heritage
- Landscape and visual effects
- Transport
- Ecology and biodiversity
- Hydrology and hydrogeology
- Community and socio-economic considerations
- Cumulative and combined effects

5.1.2 Climate change, agricultural land, waste and major accidents and disasters were not included as separate technical chapters because they were not expected to give rise to likely significant effects in the context of the Proposed Development. Ground conditions and contaminated land were also not taken forward as a separate topic on the basis stated in the ES. Relevant matters are addressed elsewhere in the application where necessary.

5.2 Competent Experts

5.2.1 The EIA process has been coordinated by Stephenson Halliday and prepared with input from technical specialists in noise, air quality, cultural heritage and archaeology, landscape and visual assessment, transport, ecology, hydrology and hydrogeology. Each topic was assessed using the relevant technical approach and professional judgement.

6 COMMUNITY ENGAGEMENT

- 6.1.1 A public information event was held with Llanarmon-yn-Iâl Community Council on 1 July 2026. The event was advertised through the Community Council, explanatory information was made available, and representatives of Silica Sand Mold Limited and Stephenson Halliday attended to explain the proposal and answer questions. Around 30 people attended.
- 6.1.2 The ES and accompanying planning documents have been prepared for the statutory Pre-Application Consultation process. This gives statutory consultees, community organisations and members of the public an opportunity to review and comment on the proposals before the planning application is submitted.

7 SUMMARY OF ENVIRONMENTAL FINDINGS

- 7.1.1 The following sections summarise the assessment methods, relevant existing conditions, mitigation and residual effects. Further information is provided in the topic chapters and technical appendices of the Environmental Statement.

7.2 Noise

Assessment

- 7.2.1 The assessment considered noise from Site preparation and restoration works at the outset of quarrying, quarry plant and equipment, mineral processing, ongoing restoration and HGV traffic. Existing noise conditions were established by a survey undertaken in May 2025, supported by computer modelling of the proposed operations.

Existing Conditions

- 7.2.2 The Site is in a predominantly rural area where existing noise levels are generally low and are influenced by local traffic, agricultural activity and natural sounds.

Mitigation

- 7.2.3 Proposed mitigation to reduce the noise impacts of quarrying include:
- Processing within the quarry void and phased working.
 - Four-metre earth bunds and/or acoustic barriers along relevant western and eastern boundaries.
 - An additional four-metre bund or barrier immediately beside the Phases 3 and 4 processing areas.
 - Defined operating hours, well-maintained plant, reduced drop heights and avoidance of unnecessary engine running.
 - An HGV Traffic Management Plan to secure the route, hours and operational controls for quarry traffic.

Likely Effects

- 7.2.4 The assessment has found that construction noise would not be significant. Following the provision of the proposed bunds and barriers, operational noise from quarry plant and processing would be negligible or minor and would not be significant in EIA terms.
- 7.2.5 The assessment identifies a potential significant adverse operational road-traffic noise effect at two residential receptors within 50 m of the southern section of the unnamed access road, referred to as Road Link 2. This conclusion is based on the assessed maximum traffic scenario. Traffic-noise effects beside the other assessed road links would not be significant.

- 7.2.6 The HGV Traffic Management Plan would prevent unnecessary disturbance and secure the assessed route and operating controls.

7.3 Air Quality

Assessment

- 7.3.1 The assessment considered dust from extraction, handling, processing, stockpiles, restoration and internal haulage, together with emissions from road traffic. Eight representative receptors within 250 metres of dust-generating activity were considered.

Existing Conditions

- 7.3.2 Existing pollutant concentrations are below the relevant objectives and there are no Air Quality Management Areas near the Site. Local wind and rainfall conditions were considered.

Mitigation

- 7.3.3 Proposed mitigation to reduce the impact of the quarrying proposals in terms of air quality include:
- Phased extraction and progressive restoration to limit exposed ground.
 - Processing wet material within the quarry void.
 - Wheel washing, paved access, maintained haul roads and Site speed controls.
 - Water suppression, road sweeping, reduced drop heights and appropriate covering of loads.
 - Retained and enhanced vegetation, managed stockpiles and use of lagoons for fines.
 - A Dust Management Plan with monitoring and responsive action.

Likely Effects

- 7.3.4 At the worst-affected receptors, disamenity dust effects would be slightly adverse but not significant. Effects from fine particulate matter and road-traffic emissions would be negligible. No significant cumulative air-quality effects with Graig Quarry are predicted.
- 7.3.5 Respirable crystalline silica has been considered. In line with Health and Safety Executive guidance, the assessment concludes that fugitive environmental dust from the Proposed Development would not cause a significant effect. Separate occupational health requirements would apply to on-site workers, including appropriate personal protective equipment for work in potentially dusty environments.

7.4 Cultural Heritage

Assessment

- 7.4.1 A cultural heritage assessment has been undertaken. It reviewed recorded heritage assets and archaeological information within 1 km of the proposed workings. The work included a desk study, a Site walkover and visits to assess the settings of heritage assets that could be directly or indirectly affected by the proposals.

Existing Conditions

- 7.4.2 There are no designated heritage assets within the Site and no Scheduled Monuments, registered historic landscapes, registered parks or conservation areas within 1 km. Four listed buildings lie within 1 km. There would be no adverse effects on their settings because of topography, vegetation and distance. Three non-designated assets are recorded within the Site: a modern quarry, a former metal mine and a mine shaft. Previously unrecorded remains may also survive in unworked areas.

Mitigation

- 7.4.3 A phased programme of archaeological work would be agreed through a Written Scheme of Investigation. This would include a walkover following scrub clearance, strip-map-and-sample investigation and a watching brief during relevant extraction works, particularly around the former mine area.

Likely Effects

- 7.4.4 Following mitigation, the residual effect on archaeological deposits would be minor adverse. No significant cumulative heritage effects are predicted. Planning conditions could secure the proposed archaeological mitigation measures.

7.5 Landscape and Visual Effects

Assessment

- 7.5.1 The Landscape and Visual Impact Assessment considered effects on landscape fabric, landscape character, views and the special qualities of the Clwydian Range and Dee Valley National Landscape. It used a 5 km study area, fieldwork, visibility mapping and representative viewpoints.

Existing Conditions

- 7.5.2 The Site is a partially worked quarry within a rural landscape of rolling farmland, woodland, field boundaries, dispersed settlement and existing quarrying activity. The northern part lies within the National Landscape. Views are generally limited by the undulating landform, trees and hedgerows, with the clearest views from nearby paths and roads and selected elevated ground.

Mitigation

7.5.3 Proposed mitigation to reduce the landscape and visual impacts of the quarrying proposals include:

- Phased working and progressive restoration to limit the active area.
- Careful location of soils and overburden and retention of boundary vegetation.
- Screening and noise-attenuation bunds, including a landscaped bund beside the cemetery.
- Advance native planting and reinforcement of woodland and boundary vegetation.
- Minimised lighting and control of light spill.
- Restoration to native woodland, rhos, heath, acid grassland, wetlands and ponds, followed by aftercare.

Likely Effects

7.5.4 During extraction, significant adverse landscape and visual effects are likely to occur within the Site and at certain nearby receptors. These include effects on the Gritstone Hills and Limestone Farmlands landscape-character areas, nearby residents and users of public rights of way, and parts of the Clwydian Range and Dee Valley National Landscape. The most pronounced effects would be localised around the Site, although significant effects are also identified for the Clwydian Range and Offa's Dyke Path receptor group in the detailed assessment.

7.5.5 Effects would reduce as quarrying moves into the void, restored areas increase and planting becomes established. Following restoration, effects would generally be neutral or beneficial and no significant adverse long-term post-restoration landscape or visual effects are predicted.

7.6 Transport

Assessment

7.6.1 The Transport Assessment has examined the Site access, local roads, baseline traffic, vehicle speeds, road-safety information, forecast development traffic, HGV routing and the capacity and safety of the highway network.

Existing Conditions

7.6.2 The Site is accessed from the unclassified road between Graianrhyd and Eryrys, which connects to the B5430. The local network already carries HGVs associated with local activities. No personal-injury collisions were recorded within the defined study area during the assessed five-year period.

Mitigation

- 7.6.3 Proposed mitigation to reduce the transport related impacts of the quarrying include:
- Significant upgrading of the existing Site access and provision of compliant visibility splays.
 - Internal space for forward-gear entry and exit, parking, servicing and prevention of queuing on the highway.
 - Wheel-cleaning facilities.
 - Routing all HGVs south from the access and east along the B5430 towards the A5104.
 - An HGV Traffic Management Plan secured through planning control.

Likely Effects

- 7.6.4 The local highway network is expected to accommodate the forecast traffic without a material effect on capacity, operation or road safety. Effects on highway users, pedestrians and vulnerable road users would not be significant.

7.7 Ecology and Biodiversity

Assessment

- 7.7.1 The Ecological Impact Assessment used desk study, habitat surveys and species surveys to assess designated sites, habitats and protected and notable species. Search areas varied according to the receptor and included designated sites within 5 km and species and habitat information within 2 km.

Existing Conditions

- 7.7.2 One internationally designated site and six Sites of Special Scientific Interest lie within 5 km. Twenty-four Local Wildlife Sites lie within 2 km. None of the statutory sites are within the application boundary or directly dependent on habitats within it.
- 7.7.3 The Site contains woodland, scrub, grassland, mire, wetlands, ponds, exposed quarry ground and spoil. Its principal ecological interest is associated with ponds and wetlands, residual heath and mire, older woodland and tree belts, great crested newts and bats. A medium-sized great crested newt population is present and lesser horseshoe and soprano pipistrelle bat roosts have been identified in buildings that would be retained.

Mitigation, Compensation and Enhancement

- 7.7.4 Proposed mitigation to reduce the impact of the quarrying proposals upon habitats and species include:
- A four-phase working scheme, with habitat creation and restoration delivered progressively.

- Restoration commencing at the outset of the Proposed Development and continuing in tandem with quarrying operations.
- Retention of the eastern woodland corridor, habitat refuges, ponds and ecological connections where practicable.
- A proposal to deliver a licensed great crested newt strategy, including new ponds and terrestrial habitat, phased relocation, monitoring and long-term management once quarrying ceases.
- Protection of retained bat roosts and further surveys before removal of trees with potential roost features.
- An Environmental Management Plan (or Construction and Environmental Management Plan) covering pollution, dust, noise, lighting, vegetation clearance and ecological supervision.
- Species protection measures for reptiles, breeding birds, badgers, otters and other mammals.
- Creation of woodland, grassland, heath, wetland and pond habitats, together with bird and bat boxes, hibernacula and refuges to deliver a long-term restoration scheme of high ecological value.

Likely Effects

- 7.7.5 With the proposed phasing, habitat creation, restoration and management measures, there would be no significant residual adverse effects on designated sites, habitats or protected species. In the longer term, the restored Site is expected to support a more diverse and resilient habitat network than would develop under unmanaged succession, although this beneficial effect is not assessed as significant in EIA terms.

7.8 Hydrology and Hydrogeology

Assessment

- 7.8.1 The Hydrogeological Impact Assessment has considered geology, groundwater, nearby watercourses, ponds, springs, wells, private water supplies and designated sites within a 1.5 km study area. It used a source-pathway-receptor approach to assess how quarry activities might affect the water environment.

Existing conditions

- 7.8.2 The Site is underlain by the Cefn-y-Fedw Sandstone Formation, a Secondary A aquifer. Groundwater flows principally through fractures and bedding planes and is inferred to move towards the River Terrig catchment. Groundwater monitoring indicates that the water table is more than 10 m below the proposed quarry floor. Nearby receptors include tributaries of the River Terrig, springs, wells and three registered private water supplies.

Mitigation and Monitoring

7.8.3 Proposed mitigation to reduce the impact of the quarrying proposals upon the water environment include:

- Extraction would remain above the groundwater table, and no quarry dewatering is proposed.
- Fuel, oil and chemicals would be stored in bunded areas and refuelling would be controlled.
- Pollution-prevention procedures, spill-response measures and appropriate surface-water management would be implemented.
- An additional borehole, groundwater-level monitoring, water-quality sampling and periodic review by a Chartered Hydrogeologist would verify the assessment conclusions.

Likely Effects

7.8.4 With the proposed controls and monitoring in place, risks to groundwater quality, groundwater levels, surface waters, wells and private water supplies would be very low and not significant. No significant hydrological, hydrogeological or flood-risk effects are predicted.

7.9 Community and Socio-Economic Considerations

Assessment

7.9.1 The assessment considered direct employment, indirect and induced economic activity, the supply of industrial sand and potential adverse effects on nearby businesses and community facilities.

Likely Effects

7.9.2 At full production, the quarry is expected to support approximately six to seven full-time equivalent roles and up to six long-term temporary roles during periods of full extraction. Further benefits would arise through spending on haulage, engineering, plant maintenance, environmental management and professional services.

7.9.3 The development would also contribute to the supply of high-grade industrial sand used in glass manufacture, foundries, filtration, chemicals, specialist construction products and community and sporting applications. No existing business would be displaced. Localised environmental effects on nearby economic receptors are addressed through the other Environmental Statement assessments and mitigation measures.

7.9.4 Overall, the socio-economic effect is beneficial but is not considered significant for EIA purposes. No significant adverse or cumulative socio-economic effects are predicted.

7.10 Cumulative and In Combination Effects

- 7.10.1 The EIA has considered whether different effects from the Proposed Development could combine at the same receptor and whether effects could combine with other relevant development. Nearby residents and users of public rights of way could experience combinations of noise, visual change, dust and traffic effects.
- 7.10.2 Graig Quarry has been considered within the relevant topic assessments. Its existing traffic and landscape influence form part of the baseline, and potential cumulative noise and air-quality effects have been assessed. No significant intra-project or inter-project cumulative effects are predicted.

8 OVERALL CONCLUSIONS

- 8.1.1 The EIA process has assessed the effects of Site preparation, mineral extraction, processing, transport, progressive restoration and the post-restoration period. Mitigation is incorporated through the project design, phased working, operating controls, management plans, monitoring and restoration.

Table 8-1: Conclusions

Topic	Overall conclusion
Noise	Construction and quarry operational noise would not be significant after mitigation. Significant adverse traffic-noise effects are predicted at two receptors under the maximum assessed traffic scenario.
Air Quality	Dust, fine particulate and traffic-emission effects would not be significant, subject to appropriate mitigation measures.
Cultural Heritage	Residual effects on potential archaeological deposits would be Minor Adverse; designated heritage settings would not be adversely affected.
Landscape and Visual	Significant adverse effects would occur at identified receptors during extraction. Effects would reduce through progressive restoration, with no significant adverse long-term post-restoration effects.
Transport	Highway-capacity, highway-safety and pedestrian effects would not be significant following access improvements and routing controls.
Ecology	No significant residual effects on designated sites, habitats or protected species; long-term habitat outcomes would be beneficial but not significant.
Water Environment	No significant effects on groundwater, surface water, private supplies or flood risk following mitigation and monitoring.
Community and economy	Beneficial employment, supply-chain and mineral-supply effects, but not significant for EIA purposes; no significant adverse effects.
Cumulative effects	No significant cumulative or combined effects are predicted.

- 8.1.2 The principal significant adverse effects are therefore the temporary extraction-stage landscape and visual effects which would be subject to ongoing change within the Site and the operational road-traffic noise effect identified for two receptors. The landscape and visual effects would reduce substantially as phased restoration became established, which would be ongoing from the outset of the Proposed Development. The traffic noise conclusion reflects the maximum assessed operational scenario, which is a worst case.
- 8.1.3 The restoration strategy would deliver coordinated restoration of the whole Site to a nature conservation-focused after-use, with long-term landscape and biodiversity benefits. These would be managed and delivered by the Applicant. These environmental effects, mitigation commitments and benefits will be considered by Denbighshire County Council when determining the planning application.

9 NEXT STEPS

- 9.1.1 The planning application and Environmental Statement are going to be subject to statutory Pre-Application Consultation before submission to Denbighshire County Council. Consultees, community organisations and members of the public can review the documents and provide comments through the consultation arrangements.
- 9.1.2 Following submission, Denbighshire County Council will undertake its own consultation and assess the application, the Environmental Statement, consultation responses and other material considerations before making a planning decision. Where permission is granted, detailed mitigation, monitoring, restoration and aftercare requirements can be secured through planning conditions, approved plans, management plans, highways controls and protected-species licensing, as appropriate.