

HENDRE MINE HENDRE MINE, THE NANT, RHYDYMWYN, MOLD, CH7 5QD

**PLANNING APPLICATION FOR PROPOSED ASPHALT PLANT, RAP PROCESSING
AND HIGHWAY EQUIPMENT PARKING**

MINERALS SAFEGUARDING ASSESSMENT

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**House Associates,
Hill Farm, Mill Lane
Moston
Sandbach
Cheshire
CW11 3PS**



1 INTRODUCTION

1.1. The site is located in a Mineral Safeguarding Area as defined in the adopted Flintshire Local Development Plan. Policy EN23 of the Plan states that non-mineral development within Mineral Safeguarding Areas will only be permitted where it can be demonstrated that:

“a) the mineral underlying the site does not merit extraction; or

b) the need for the non-mineral development outweighs the need to protect the resource; or

c) the mineral can be satisfactorily extracted prior to the non-mineral development; or

d) the development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed; and

e) essential infrastructure that supports the supply of minerals, including Mostyn Docks and Padeswood Cement Works (as shown on the proposals maps), would not be compromised or would be provided elsewhere.

All applications for development, with the exception of householder applications, in these areas shall be supported by a Mineral Safeguarding Assessment. Proposals for non-mineral development on sites of 4ha or more, which are underlain by Category 1 sand and gravel shall be supported by a Prior Extraction Assessment.”

1.2. This document therefore provides a Minerals Safeguarding Assessment in accordance with this policy. As the site is less than 4 hectares a Prior Extraction Assessment is not required. It demonstrates that the proposed development will not compromise the current mineral working at Hendre Quarry.

2 MINERALS SAFEGUARDING ASSESSMENT

- 2.1 The Hendre Mine site lies approximately 0.5 km to the southeast of Hendre Quarry.
- 2.2 Hendre Quarry is an established limestone quarry operated by Tarmac with significant reserves remaining to be worked.
- 2.3 The limestone on the application site is safeguarded by Flintshire County Council. However, the entire site is only 7 ha in extent, which is too small to accommodate a commercial mineral extraction operation. In order to be commercially viable, limestone resources need to cover areas measured in tens of hectares so there is no realistic possibility that the mineral in this site would ever be worked commercially. Consequently, the mineral is already sterilised in practical terms due to its small size, so the proposed development would not cause any further or additional sterilisation.
- 2.4 Most of the safeguarded mineral has already been indirectly sterilised by pre-existing residential property to the east of the site. It is standard practice for mineral extraction sites to have a minimum buffer zone of 100m from sensitive human receptors. Once the buffer zone is taken into account, the remaining part of the site would be too small for a commercially viable mineral resource.
- 2.5 Prior extraction on this site would not be practicable or feasible. If prior extraction were to take place, then the mineral would need to be taken to an off-site processing plant. The site would then need to be infilled, as the hole left behind after extraction would need to be brought up to the level of surrounding land prior to any development taking place.
- 2.6 With the exception of the existing industrial buildings on the site, the proposed development consists of moveable equipment which could be easily removed in the unlikely circumstances of the site being subject to mineral extraction.
- 2.7 The proposed development will not have any impact upon the operation of the Tarmac Quarry which does not have an asphalt plant.

3. CONCLUSIONS

- 3.1. The proposed development site is located in a mineral safeguarding area for limestone. However, the site area is small in the context of mineral resources and is too small to accommodate a commercial mineral extraction operation, so there is no realistic prospect that the mineral resource would ever be worked.
- 3.2 There are constraints surrounding the site including an existing residential property. If the mineral were to be worked then a buffer zone of at least 100m would be needed to protect the amenity of the occupants of that property. The buffer zone would cover at least of the site and would make the already small quantity of mineral even smaller. With the exception of the existing industrial buildings on the site, the proposed development consists of moveable equipment which could be easily removed in the unlikely circumstances of the site being subject to mineral extraction
- 3.3 The site therefore meets the requirements of criterion a and d of the Mineral Safeguarding Policy EN23 and the proposed development would therefore be compatible with the County Council's mineral safeguarding policy.