

Maybrook Community Engagement Answers

We have considered the questions submitted.

The questions largely fall into the following categories:

- East Quarry: Timeframe and process for draining
- East Quarry: Security, Policing & Antisocial behaviour
- East Quarry: Calico Brook outlet
- East Quarry: Filling
- West Quarry: Current Situation
- East & West Quarry: Plans for the future

We have prepared a statement for each “category” covering all of the questions.

East Quarry Draining Timeframes and Process:

It is now and always has been the intention of Maybrook Group to start the draining works as soon as possible. It is however essential that all the appropriate licences and permissions are in place before works can start. While Maybrook have been granted an abstraction licence by the Environmental Agency to start draining the water they await planning permission for the construction of a necessary emergency ramp. Maybrook Group have submitted the required planning application to Lancashire County Council expect approval shortly.

As soon as the ramp is complete, Maybrook will be in a position to start the draining works. Once the pumping commences it will continue for a period of 12 weeks initially.

East Quarry Security and Antisocial behaviour:

The quarry has become a local hazard and a blight on local residents and businesses due to the ongoing anti-social behaviour related issues, the overwhelming majority of local community desire to put an end to these issues by removing the water.

The site is patrolled daily by Maybrook and visited frequently by West Lancashire and Greater Manchester Police. The police have had mobile units stationed at the quarry, drones on the site and have used powers under dispersal orders to prevent large gatherings.

The gates had been unlocked for a period following the removal of the locks by local police, their own health and safety procedures require that they could access the site and provide a safe exit route for the trespassers. The Police were due to replace the locks that they had burned off however Maybrook have provided new locks and given keys to both the local police and the contractor that the police used to remove the original locks.

There is no reluctance on Maybrook’s part to prosecute, unfortunately Maybrook have been advised that trespass is, in most cases a civil rather than criminal offence, apart from using dispersal orders the police can only observe and intervene in the event of criminal activity.

Maybrook are focusing their efforts on accelerating the process to remove the risk. In the meantime, they have increased the visibility of the signage, patrol site daily, make repairs to the perimeter fence daily and continue to work with the local police. The Police and Maybrook urge local residents and businesses to report all criminal offences such as; racial abuse, theft, criminal damage, drug use, anti-social behaviour. The more often the police receive reports the greater resource they can allocate to the area.

In addition Maybrook are in discussion with the train operator to see if they can put in preventative measures on the train and the station to prevent the quarry visitors from alighting at Appley Bridge.

East Quarry: Calico Brook outlet

The pumps have, to date, been active on just 2 occasions; firstly, when Maybrook installed and commissioned and secondly when the office was broken into; the pipes were blocked and the pumps turned on in what appeared to be an attempt to sabotage the equipment.

The office was broken into, bars removed from the windows and the pumps were turned on, in an attempt to maximise the damage, the internal door was screwed shut from the inside. The police attended the scene but as Maybrook did not make an insurance claim, as the damage to the building was minimal, the only damage caused was to the existing outfall pipe which is no longer going to be used therefore no crime reference number was sort at the time.

Any redundant equipment will be removed during the installation of the new outfall.

East Quarry: Filling

Maybrook's efforts are currently focused on removing the water from the quarry and to work with the community put an end to the antisocial behaviour.

As soon as the draining starts Maybrook will finalise the applications for the required permissions to fill the quarry.

The fill time will vary greatly depending on method of importing the materials to site and will be balanced against the impact on the local area. Further consultation will take place on this matter.

The impact that the restoration works will have on the local highways is of paramount importance in the planning process. Maybrook Group will provide traffic calming and safety measures as required.

The dust emissions and noise will all be regulated under the permit conditions. Levels of noise and disruption would be minimal, and any dust would be controlled by damping during the works.

The material used to fill the quarry will be inert and conform to Landfill Directive 1993/33/EC "Inert Waste" means waste that does not undergo any significant physical, chemical or biological transformations. Inert Waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. Examples of inert waste include: concrete, bricks, soil and stones.

West Quarry: Current Situation

The West Quarry site has not been maintained for 11 years prior to Maybrook taking ownership. The works currently being undertaken is to uncover the existing pipes for maintenance. Maybrook have not installed a new drop kerb or new entry. The entrance which has been opened up has always been in existence which is clear from any Site Inspection. Maybrook have consulted with the council's Arborist who accepts that the works that have been carried out were required.

Maybrook undertake continual inspections and monitoring of all boreholes in accordance with the existing permit and the records are submitted to the EA quarterly and available on the public register. The Site, in fact, no longer produces sufficient levels of methane and/or other gases to even light a flame.

Maybrook are in continual communications with the Environment Agency in relation to the removal and processing of the materials on site. The existing waste material comprises, waste left by the previous Owner of West Quarry and materials that were temporarily stored on Site by a former, and now unfortunately insolvent, Tenant. Maybrook has accepted responsibility as Landowner for the ultimate disposal of these materials, as there has been and is unlikely to be any input from the former Tenant.

Maybrook had commenced removal of the materials to an EA approved Landfill Site but had temporarily paused this operation to explore the possibility that the materials may be suitable for repurposing /recycling rather than sending it to landfill which Maybrook feel should only be the last resort.

Finally, Maybrook's activities have been significantly hampered by a number of serious thefts from the Site primarily of heavy duty power cable. CRIME REF: 04/93662/21

East & West Quarry: Future Plans

Maybrook presented their aspirations for both East & West Quarry to the Parish Council in 2019. The proposal remain the same but are of course subject to planning applications and consent and continued local support..

A copy of Maybrook's proposal and indeed comments from the West Lancashire Planning Office are freely available at Maybrook-developments.co.uk

Maybrook's aspirations are shown in the drawing below, which include:

- Community Centre
- Car park
- Local shops
- Green public spaces
- Residential development
- Agricultural land (West Quarry)
- Allotments
- Relocating the industrial units

