

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant MR MULKH MEHTA

Reference P/2022/0820

Agent CASSIDY AND
ASHTON MR GUY
EVANS
CASSIDY AND
ASHTON 10
HUNTERS WALK
CANAL STREET
CHESTER CH1 4EB

Date Received 12/09/2022

Decision Date 02/06/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

MAELOR FOODS PICKHILL LANE CROSS LANES WREXHAM LL13 0UE

Description of Application

AMRYWIO AMOD 07 O CANIATAD CYNLLUNIO APP/H6955/A/18/3216187
(P/2017/1032) I CANIATAU PROSESU 2,000,000 O ADAR YR WYTHNOS

VARIATION OF CONDITION 07 OF PLANNING PERMISSION
APP/H6955/A/18/3216187 (P/2017/1032) TO PERMIT THE PROCESSING OF
2,000,000 BIRDS PER WEEK

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

Future Wales Policy 5 - Supporting the rural economy

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP13 - Health and Wellbeing

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SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	02/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The mechanism put in place for the management of surface water run-off in accordance with the details received on 26 July 2017 and approved on 24 August 2017 (under planning permission P/2017/0626) shall be retained and maintained in an operational condition.
2. No more than 1,000,000 birds shall be processed each week until the car parking and motorbike parking and turning areas shown on drawings Nos. 410.066138-DR101 Revision C and 410.066138-DR102 Revision C having been laid out, surfaced and drained and, in respect of the motorbike parking, the secure storage facilities installed. Thereafter, they shall be permanently retained and be available solely for the parking and turning of motor vehicles at all times.
3. No more than 1,000,000 birds shall be processed each week until the secure cycle parking facilities and pedestrian walkways shown on drawings Nos. 410.066138-DR101 Revision C and 410.066138-DR102 Revision C have been installed. Thereafter, they shall be permanently retained and solely available for the parking of bicycles and pedestrian access at all times.

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4. The main (south-western) vehicular access shall provide visibility splays of 2.4 metres x 121 metres to the north-east and 2.4 metres x 110 metres to the south-west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. Any facilities above ground provided for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work must be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets must be discharged into the bund.
6. No more than 2,000,000 birds shall be processed each week at the site subject to this permission.
7. The existing vehicular access located close to the north eastern corner of the site shall only be used under the direction of an officer of the emergency services attending an emergency incident on the site.
8. There shall be no movements of Heavy Goods Vehicles to or from the site on Sundays.

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9. Prior to the first weekly production exceeding 1,000,000 birds, a Travel Plan shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage employees to travel to and from the site by non-car means, to promote car sharing and details of annual monitoring. Annual monitoring reports shall be submitted to the Local Planning Authority following the first anniversary of the first increase in production hereby approved, and every year thereafter up to and including the fifth anniversary.
10. No more than 1,000,000 birds shall be processed each week until the acoustic barriers shown on drawings Nos. MFW-CAA-XX-XX-DR-A-1200 Revision P5, Ultrasound Reduction Barrier Data Sheet 3401-01, Ultrasound Reduction Barrier Data Sheet 3401-02, Ultrasound Reduction Barrier Data Sheet 3401-03, Ultrasound Reduction Barrier Data Sheet 3401-04, Ultrasound Reduction Barrier Data Sheet 3401-05 and Ultrasound Reduction Barrier Data Sheet 3401-06 have been erected. The acoustic barriers shall be retained thereafter.
11. No more than 1,000,000 birds shall be processed each week until noise mitigation measures have been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained thereafter.
12. No more than 1,000,000 birds shall be processed each week until the alterations and extensions to the on-site waste water treatment works granted planning permission under Reference No. P/2022/0840 have been implemented and made operational.

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13. The operational noise level from the operational site shall not exceed the following:
 - a) 43 dB LAeq (1 hour) (free field), for any period of one hour at a position on the boundary of the property Marlbrook House, Pickhill Lane (Site A as shown in figure 2.4 of the Supplementary Noise Assessment: Environment Permit EPR/AB2591ZQ Application for Variation, Issue 1.1 dated 27 October 2023) between the hours of 07:00 – 23:00 hrs on any day; and
 - b) 39 dB LAeq (15 min) (free field), for any period of fifteen minutes at a position on the boundary of the property Marlbrook House, Pickhill Lane (Site A as shown in figure 2.4 of the Supplementary Noise Assessment: Environment Permit EPR/AB2591ZQ Application for Variation, Issue 1.1 dated 27 October 2023) between the hours of 23:00–07:00 hrs on any day.
14. No more than 1,000,000 birds shall be processed each week at the site subject to this permission until the improvements to the junction shown on drawing no. VN222301 D102 within Appendix D the Vectos Transport Assessment dated September 2022 have been implemented in full.
15. No more than 1,000,000 birds shall be processed each week until a Car Park Management Plan has been implemented in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall thereafter remain in operation for the lifetime of the development.

Reason(s)

1. To reduce the risk of on- or off-site flooding in compliance with Policy DM1 of the Wrexham Local Development Plan.

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2. To provide for adequate off-street parking and turning in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
3. To provide for non-car modes of travel in accordance with Policy T2 of the Wrexham Local Development Plan.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. To protect the amenities of the occupiers of nearby properties and highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
7. To ensure that a safe means of access is provided to/from the site in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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11. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
12. To ensure there adequate provision for the treatment of foul water in the interests of protecting the River Dee and Bala Lake Special Area of Conservation in accordance with policies NE1 and NE6 of the Wrexham Local Development Plan.
13. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
14. To protect highway safety in compliance with Policy DM1 of the Wrexham Local Development Plan.
15. To protect highway safety in compliance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)