

Our Ref: 3046-01/BC

01 August 2023

planning

transportation
planning

environment

design

Gwyn Humphreys
Senior Planning Officer
Wrexham County Borough Council

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(WALES) REGULATIONS 2017 – REGULATION 24 SUBMISSION**

Application for full planning permission for the construction and operation of a north access road into the Kronospan Facility, lorry park, weighbridges and weighbridge building, weighbridge car park and facilities block, roundwood storage areas, 132kV substation, and ancillary works (the Proposed Development) on land immediately north of the existing Kronospan facility, Holyhead Road, Chirk – WCBC Reference P/2022/1080

I write as the planning agent on behalf of Kronospan Limited regarding the submission of the planning application (referenced above) to Wrexham County Borough Council (WCBC) on 13 December 2022.

Some of the statutory consultation responses received by WCBC on the above planning application were with respect to further consideration of alternatives to minimise impact on the surrounding landscape and historic environment; the most notable of which were provided by Cadw.

The Applicant and Cadw held a meeting on 20 April 2023 to discuss alternatives in greater detail. The discussion included further clarification of the key design parameters considered (of the various components) during the development of the Proposed Development and the desire to achieve, on balance, a proposal that has the least environmental impact, with particular regard given to consideration of the historic environment, the landscape and visual impacts, local amenity (noise, vibration and air quality), and impacts on the local highway network.

The discussion continued to understand the extent to which it would be possible to amend the design of the Proposed Development to reduce impacts on the historic environment, with a particular focus on reducing/removing the extent of new development located towards the northern extent of the red line boundary. An outline sketch of an alternative Proposed Development layout was produced to address this objective, which Cadw later agreed would likely assist with reducing the impact of the Proposed Development on the historic environment. This sketch was subsequently looked at in greater detail by the Applicant to develop a workable alternative layout for subsequent formal submission to WCBC. The key changes implemented during the development of the alternative layout are summarised below:

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

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- Weighbridges, weighbridge building, and weighbridge car park moved approximately 20m to the south.
- Lorry park footprint reduced by approximately 50% (previously 91 HGV spaces, now 45 HGV spaces) and moved further south.
- Area at the northern extent of the Proposed Development Site now vacated by the reduced lorry park is proposed as further wildflower grassland.
- Roundwood storage areas reduced in size (around 21% collectively) to accommodate the above.
- Additional land on the western boundary of the western roundwood storage proposed for additional new woodland planting.
- The bund along the eastern boundary of the Site amended to a height of approximately 4m adjacent to the proposed lorry park, and to a height of approximately 7m north of the proposed lorry park (when measured from the adjacent internal platform/road level of the Proposed Development) to provide appropriate noise mitigation for the residential receptors at Offa/Wern. This would provide similar noise effects to the original (and now superseded) Proposed Development layout.
- The 5m high acoustic screen along the eastern boundary of the lorry park extended further south to also run adjacent the weighbridge car park area.

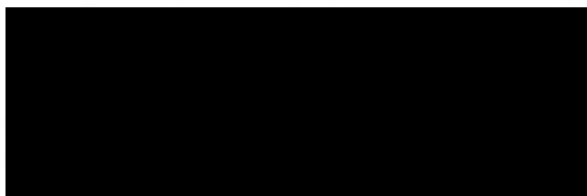
As a result of the revised Proposed Development design, the Environmental Statement, as well as the Planning Drawings and several (planning application) supporting documents have been updated (Rev A). These are now formally submitted to WCBC pursuant to Regulation 24 of the Town and County Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

A summary of the updated (and new) documents is provided at **Annex A**; this can be used as a signposting document for the planning applications submission documents as it provides information on:

- Documents that were initially submitted in December 2022 and remain valid.
- Documents that have been superseded in full by the new 'Rev A' version dated July 2023.
- New documents to be read in tandem with the above.

I trust the above is clear. Should you have any queries please do not hesitate to contact me at bobbyclayton@axis.co.uk.

Yours sincerely,



Bobby Clayton
Associate (Axis on behalf of Kronospan Limited)