

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 9 January 2023

APPLICATION NO:
P/2022 /0765

LOCATION:
KRONOSPAN LTD HOLYHEAD
ROAD CHIRK WREXHAM
LL14 5NT

DATE RECEIVED:
19/08/2022

COMMUNITY:
Chirk

CASE OFFICER:
MP

WARD:
Chirk South

DESCRIPTION:
CODI 2 SEILO DEUNYDD CRAI,
ESTYNIAD I ADEILAD PARATOI
SGLODION A CHODI 3 SEILO A'R
GWAITH CYSYLLTIEDIG /
ERECTION OF 2 RAW MATERIAL
SILOS, EXTENSION TO EXISTING
CHIP PREPARATION BUILDING AND
ERECTION OF 3 SILOS AND
ASSOCIATED WORKS

AGENT NAME:
AXIS
MR BOBBY CLAYTON

APPLICANT(S) NAME:
KEITH BAKER

THE SITE



PROPOSAL

The development comprises of the following:

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- 2 no. new raw materials storage silos of 33.5m in height and similar in appearance to 4 x existing silos (2 x 32m high and 2 x 25m high);
- An extension to the existing chip preparation building (not exceeding the height of the existing building);
- 3 no. 24m high silos immediately to the north of the extension;
- The repositioning of 3 no. filter boxes and the provision of 1 new filter box.
- The provision of additional conveyors connected to the new development and between the new development and existing plant.

HISTORY

The site has an extensive history extending back to the early 1970's. The decisions made in respect of applications for planning permission for the wider Kronospan site over the past 10 years are set out below:

P/2012/0165 DEVELOPMENT OF A BIOMASS PLANT, RECYCLED WOOD FIBRE (RCF) OFFLOADING AND SCREENING FACILITY AND ASSOCIATED INFRASTRUCTURE TO SUPPORT EXISTING PRODUCTION OPERATIONS. Granted 14.9.2012

P/2013/0824 DEVELOPMENT OF BIOMASS PLANT COMPRISING BIOMASS BOILER & FURNACE ASH, HANDLING FACILITY & FLUE, GAS TREATMENT FACILITY INCLUDING STACK & AIR POLLUTION CONTROL, REAGENT STORAGE SILOS, RECYCLED WOOD FIBRE OFFLOADING & SCREENING FACILITY, BIOMASS STORAGE AREA & ASSOCIATED INFRASTRUCTURE (SUBSTITUTION OF PLANNING PERMISSION CODE P/2012/0165). Granted 7.5.2014

P/2014/0215 2.35 METRE DIAMETER BY 7 METRE HIGH EXTENSION TO EXISTING 15 METRE HIGH ABATEMENT STACK. Granted 2.6.2014

P/2015/0728 ERECTION OF BUILDING TO CONTAIN THREE GAS ENGINES AND THREE STEAM BOILERS, ERECTION OF ELECTRICAL SUBSTATION BUILDING, OIL TANK COMPOUND A DUCT FROM THE PRESS ABATEMENT SYSTEM TO CARRY PROCESS EMISSIONS TO THE SEKA (WESP) STACK AND ASSOCIATED INFRASTRUCTURE TO SUPPORT EXISTING PRODUCTION OPERATIONS. Granted 4.1.2016

P/2016/0219 CONSTRUCTION AND OPERATION OF A RECYCLED FIBRE (RCF) RECEPTION FACILITY, GRADING PLANT, STORAGE

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SILOS AND OTHER ASSOCIATED INFRASTRUCTURE.
Granted 3.5.2016

P/2016/0336 EXTENSION TO HOUSE A NEW MELAMINE FACING (MF) PRESS, FOLLOWING THE DEMOLITION / RELOCATION OF THE EXISTING MF DEPARTMENT'S VENTILATION SYSTEM, HYDRAULIC OIL AND DIESEL STORAGE TANKS, A VEHICLE FILLING STATION, GARAGE SERVICE BUILDING AND OTHER ASSOCIATED INFRASTRUCTURE. Refused 5.9.2016. Allowed on appeal 4.5.2017

P/2016/0442 MDF WASH WATER PRE-HEATER. Granted 23.1.2017

P/2016/0534 PROPOSED BUILDING EXTENSION TO STORE MEDIUM DENSITY FIBREBOARD (MDF) AND CHIPBOARD. Refused 5.9.2016

P/2017/0416 REPLACEMENT OF EXISTING WOOD CHIP PREPARATION FACILITY TO INCLUDE A BUILDING TO HOUSE NEW WOOD CHIP PREPARATION EQUIPMENT, DEVELOPMENT OF A NEW WOOD CHIP DRYER AND ASSOCIATED SIFTING, GRADING AND TRANSFER SYSTEM AND DEMOLITION OF EXISTING STRUCTURES TO FACILITATE THE DEVELOPMENT. Granted 31.7.2017

P/2017/0699 DEVELOPMENT OF A LOG DELIVERY AND TRANSFER SYSTEM AND BUILDING TO HOUSE A REPLACEMENT WOOD CHIPPING AND FLAKING SYSTEM AND DEMOLITION OF EXISTING DEBARKING AND CHIPPING FACILITIES. Granted 1.5.2018

P/2017/0700 DEVELOPMENT OF A RAW BOARD STORE. Refused 6.11.2017. Allowed on appeal 22.5.2018

P/2018/0551 PLANNING APPLICATION FOR THE DEVELOPMENT OF AN ORIENTATED STRAND BOARD PRODUCTION FACILITY. Not determined. Allowed on appeal 9.10.2019

P2019/0505 DEVELOPMENT OF A BUILDING CONTAINING 2 NO. GAS ENGINES EACH WITH A MAXIMUM ELECTRICITY GENERATING CAPACITY OF 9.73 MW, 2 NO. STEAM BOILERS, ROOF MOUNTED COOLERS, WALKWAY BETWEEN AN ADJACENT BUILDING AND THE PROPOSED BUILDING, EXHAUST GAS OFFTAKE PIPES AND STEAM PIPES FROM THE GAS ENGINE BUILDING AND CARBON CATALYST ABATEMENT SYSTEM. Granted 27.11.2020

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P/2022/0336 DEMOLITION OF RECEPTION BUILDING AND ERECTION OF COVERED LOADING YARD, AND ASSOCIATED FENCING AND ANCILLARY WORKS. Granted 12.05.2022

P/2022/0615 CODI STORFA BEIRIANNEG A GWEITHDY PRENTISIAID (DOSBARTH DEFNYDD B2) A GWAITH ATEGOL / ERECTION OF ENGINEERING STORE AND APPRENTICE WORKSHOP (USE CLASS B2) AND ANCILLARY WORKS. Granted 7.11.22

DEVELOPMENT PLAN

Within settlement limit and Pontcysyllte World Heritage Site Buffer Zone.

UDP Policies PS1, PS2, GDP1, E4, EC4, EC6, EC7, EC9, EC11, EC13 and T8 apply. LPGN Nos. 16 'Parking', 17 'Trees', 32 'Biodiversity' and 33 'World Heritage Site' are also relevant.

CONSULTATIONS

Town Council

No objection to the application but requests that the Planning Committee considers stipulating a caveat to ensure that there is noise abatement on the silo equipment.

Local Members

Notified 16.9.22

Councillor Frank Hemmings (Member of the Planning Committee) raises no concerns.

Highway Officer

Concludes that there is no highway safety reason as to why planning permission should not be granted, noting that the proposal is not expected to increase the number of operational HGV movements and commenting that construction vehicles are not expected to make a significant impact on the highway.

Public Protection Officer

Accepts the findings of the report 'Proposed Development: Kronospan, Holyhead Road, Chirk, Proposed Additional Silos and Extension to Chip Preparation Building Air Quality: Technical Note' by Smith Grant LLP. Ref: R3030-R01-v1 dated 08.06.2022 model that there will be no significant impacts.

Notes that the proposed development will be subject to regulatory controls for particulate matter from NRW's consolidated Environmental Permit.

Recommends a condition regarding noise levels and advisory notes.

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Contaminated Land Officer

Has no comments.

Ecology Officer

Advises Welsh Government Planning Policy Wales requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped.

NRW

Raises no objection to the development

Advises that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC, SPA or Ramsar based on the Air Quality: Technical Note.

Notes the application site is within the catchment of the River Dee Special Area of Conservation (SAC). Advises that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment and is not likely to have a significant effect on the River Dee SAC.

Agrees with the findings of the LIVA that there would be no significant visual effects on the AONB.

Welsh Water

Advises that the developer should contact Welsh Water to establish the location of the public sewers.

Canal and River Trust

Satisfied that the visual impact of the proposed development has been adequately assessed but suggests that further native planting should be considered.

Requests suitable mitigation measures to reduce noise.

Network Rail

Recommends that the developer contact Network Rail to discuss works close to the railway line.

CADW

Raises no objections, agreeing with the finding of the Heritage Desk-Based Assessment produced by Archaeology Wales which concludes that at worst, the development would have a slight adverse effect, which would not be significant.

CPAT

Confirm that there are no archaeological implications for the application.

Fire & Rescue

No response to date.

Wales and West Utilities

Note that the Wales and West High Pressure Network may be affected by the proposals.

HSE

Does not advise against the development on safety grounds.

Press Notice

Expired 19.10.22

Site Notice

Expired 01.8.2022

SPECIAL CONSIDERATIONS

Principle of development: The site forms part of the existing Kronospan site, a large and established industrial estate that lies within the settlement limit of Chirk. The site is not allocated for any specific use.

Policy E4 permits employment development on unannotated land within settlements subject to complying with policy GDP1. As such there is no policy objection in principle to the proposed development. Matters relevant to policy GDP1, in addition to the other policies identified above, will be discussed later in the report.

Visual Impact: The development proposed would be situated at the western edge of the Kronospan site close to its boundary with the Shrewsbury to Chester railway line. The rail sidings serving the site are located immediately to the north. Existing buildings and plant lie to the south and east. The application site is also located approximately 420 metres to west from the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which concludes the landscape and visual impact effects of the development would not be significant.

Views of the development from the built up areas of Chirk to the east and to the south would be obscured to a large extent by existing buildings and operational plant. Views of the development would be possible from the north as well as the west and also from higher ground surrounding Chirk. However it would be viewed in the context of the existing buildings and associated plant within the wider Kronospan site. The proposal would not increase the prominence of the site within the rural landscape surrounding Chirk nor would there be an adverse impact on views from or the setting of the AONB.

Being similar in appearance to existing buildings and plant within the site, the development would also not materially alter the appearance of the Kronospan site itself.

Historical Sites: The application site lies within the Pontcysyllte World Heritage Buffer Zone. The Llangollen Canal, which is a Scheduled Monument and part of the World Heritage Site (WHS), is approximately 100m to west.

The application is accompanied by Heritage Desk-Based Assessment that has considered the impact of the development on the WHS as well as the following:

Scheduled Monuments

Castell y Waun Castle Mound

Offa's Dyke: Caeau-Gwynion Section

Offa's Dyke: Chirk Park Section extending NE from the Lake

Offa's Dyke: Chirk Park Section extending 340m NE of Home Farm

The Holyhead Road: the Chirk Embankment and earlier trackways

Registered Parks and Gardens:

Brynkinalt

Chirk Castle

Conservation Area

Chirk Conservation Area

The assessment concludes that the impact on the above sites will not be significant.

The development proposed would be located within a large and established industrial site and would be viewed in the context of existing large scale industrial development. As a result, it would not adversely change the context within which the historic sites are viewed or interpreted nor would it adversely impact upon their wider setting. As such there is no conflict with UDP policies EC7, EC9 or EC11.

Residential Amenity: The application is accompanied by both a Noise Impact Assessment (NIA) and Air Quality Technical Note.

The NIA confirms that there would be no significant impact associated with the development. The Public Protection Officer has confirmed that the findings of the NIA are accepted.

Control over particular emissions from the development would be regulated under a permit issued by NRW under the Environmental Permitting Regulations 2016. Nevertheless, the Technical Note confirms that the development would not have any significant impacts regarding emissions.

In light of the above and bearing in mind the distances to nearest dwellings (in the region of 400 metres), the development would not adversely impact upon residential amenity. In such terms, there is no conflict with policy GDP1(f).

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Highway Safety: The development proposed is not expected to increase HGV movements to/from the site. In addition, the development does not increase employee numbers. Accordingly, there would be no additional vehicular traffic associated with staff travelling to/from the site. The development would therefore not give rise to highway capacity or safety concerns.

Ecology: Based on the information submitted, the development proposed would not generate any additional foul water flows from the site and is therefore unlikely to increase the amount of phosphorus entering the River Dee and Bala Lake catchment. The Air Quality: Technical Note also demonstrates the development is unlikely to have a significant effect on the River Dee SAC, SPA or Ramsar. Accordingly, and as advised by NRW, the proposal is not likely to have a significant effect on the SAC, SPA and Ramsar sites.

Paragraph 6.4.5 of Planning Policy Wales 11 requires development to provide net benefit to biodiversity (NBB). No NBB plan has been submitted in support of the application, but this could be secured by imposing a suitability worded condition.

CONCLUSION

The development would not have an adverse impact upon the landscape surrounding Chirk or the visual amenity of the immediate vicinity of the site. In addition, the proposal would not give rise to adverse impacts upon residential amenity, highway safety or to ecology. It therefore accords with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on drawings nos, 3046-01-02, 7000_06E, 8000_197 and 9000_88D.
3. Development shall not commence until a scheme of Net Biodiversity Benefit has been submitted to and approved in writing by the Local Planning Authority, to include timetable(s) for implementation of the scheme and a scheme of long term management and maintenance. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s). The measures for Net Biodiversity Benefit shall thereafter be permanently retained and managed and maintained in accordance with the approved scheme of long term management and maintenance.
4. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and

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measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11
 4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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