

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	KEITH BAKER	Code Number	CHI P/2022/0765
Agent	MR BOBBY CLAYTON AXIS WELL HOUSE BARNS CHESTER ROAD BRETTON CHESTER CH4 0DH	Date Received	19/08/2022
		Decision Date	09/01/2023

Town and Country Planning Act, 1990

Location of application

KRONOSPAN LTD, HOLYHEAD ROAD, CHIRK, WREXHAM. LL14 5NT

Description of application

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

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Revision	Date	Description of Decision
0	09/01/2023	Planning permission issued
1	03/07/2023	Discharge of Conditions 3 and 5 approved P/2023/0264.

Particulars of decision that permission be GRANTED Subject to the following:-

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.

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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.

Date Approved: 03/07/2023 Reference Number: P/2023/0264
By: Wrexham County Borough Council
Approved Details: Agent Cover Letter [Dated: 16/04/2023]; Dwg No: 3046-01-ENG-03 – Landscape Design.

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 measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.
5. Development shall not commence until a scheme of dust management measures has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall thereafter be implemented prior to the first use of the development. The development shall thereafter be operated in strict accordance with the approved dust management scheme.

Date Approved: 03/07/2023 Reference Number: P/2023/0264
By: Wrexham County Borough Council
Approved Details: Agent Cover Letter [Dated: 16/04/2023]; Construction Dust Management Plan [By: Axis; Dated: June 2023].

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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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.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm