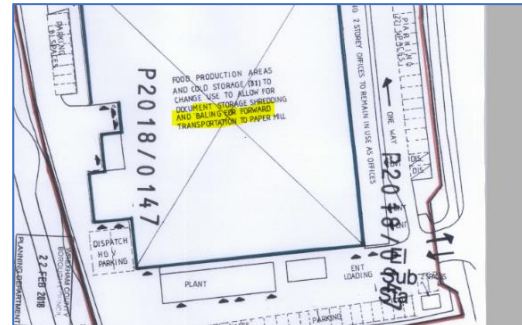


Please describe the proposed development including any change of use

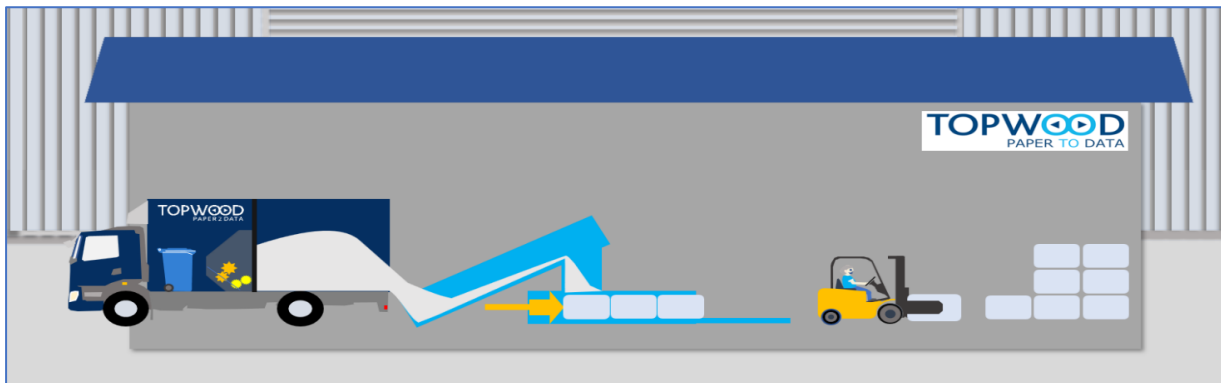
Topwood Ltd (Topwood) are document management experts. Its business has three principal parts – document/records storage, mobile paper shredding and digital imaging/scanning. It services over 45 companies on Wrexham Industrial Estate and > 80% of its business is within 50 miles of Wrexham.

In 2018 Topwood obtained planning permission for, and purchased, a redundant food production site on Wrexham Industrial Estate LL13 9UZ [Planning Application P/2018/0147 – change use of the site from food production (B2) to B8 – click [here](#) to view].

In 2018 around 600 sq m was designated to the activity of paper baling within the main building which is part of its document shredding business.



Moving the baling operation (set up in 2018) out of the main building would allow the growth of digital services which are in demand as working practices change



Paper is shredded at the customer inside the shred trucks. The trucks return to LL13 9UZ where the paper is unloaded and wrapped into bales for recycling.

The proposed new building is for two reasons:

1. The current 600. sq m within the main building is, and will remain, sub-utilised. With a change in working practices organisations are consuming less paper.
2. Following COVID Topwood has seen explosive growth for its document storage and electronic data processing / electronic [cloud] storage [**digital services**].

Topwood's strategic plan is to continue growing the digital side of the business. To do this more quality space is required adjacent to the existing workspace that is dedicated to the digital bureau (offices). The digital bureau is reaching capacity.

The shift towards digital ways of processing and storing documents is accelerating and consequently Topwood needs more premium space to facilitate the growth of the digital parts of the business.



It is proposed the current baling operation is moved to a new building at the rear of the site to release space for the fast-growing digital business.

To grow its digital services business the company wants to use the premium space currently used for the baling of shredded paper by moving the baling operation to a new separate unit.

The building of a dedicated baling shed at the rear of the site will release existing space for its fast-growing expansion in the digital sector. The proposed baling shed will provide sufficient capacity for the current and all future paper volumes. The shredding side of the business is in fact static (and will decline in real terms relative to the other elements of the business.

It is proposed that the new baling shed is sited on an area that is not currently used. The site was a former cold store / warehouse that had provision for the LGV parking, loading bays and a turning area for semi-trailers. Due to the nature of Topwood's business the site this area is not used.



TOPWOOD
PAPER 2 DATA



The proposed building is shown in red above. Between the main building and the proposed would be a service roadway (shaded blue.



Please describe the current use of the site [3000 characters including spaces]

Topwood's site on Wrexham Industrial Estate is owned freehold by Topwood Ltd. Before 2018 the site was a food production/distribution centre for chilled prepared foods. This high-volume manufacture required a large warehouse for the marshalling, storage & despatch of pallets of prepared foods (as well as the intake of raw materials). For this fast moving high volume manufacture the site needed to intake / despatch 24/7 high numbers of pallets for UK-wide distribution.

Consequently, it used a large apron of hardstanding (concrete and tarmac) to manoeuvre, park (stand trailers) and load semi-trailers on the dock levellers.

The site was granted planning permission for the change of use in 2018 [P/2018/0147] from production and distribution of chilled foods (B2) to document storage, scanning and shredding (B8).

The buildings/warehouse are now all dedicated to high-quality long-term document storage and innovative document scanning/digital services. This type of use has very different dynamics compared to when the site was manufacturing a large volume of product.

For example, Topwood typically ingests 10 pallets (240 archive boxes) a week of documents for storage. These boxes will typically remain in store for 7-25 years. At the end of their storage retention period they are destroyed and baled for recycling (all on site).

Compare this low level of activity with when the site was used for food production. Every week hundreds of pallets of raw materials and packaging were taken in and then converted and despatched as finished product. All this happened 24-7 – the turnaround was hundreds of pallets every week hundreds of pallets in and hundreds sent out. The dynamics of the two business models are very different.

The area is hardstanding (concrete and tarmac) that was used to accommodate the high-volume despatch/intake and is now not used. It is this area of the site that Topwood propose to build a 560 sq. m building, dedicated paper baling separate from its business of document storage/digital scanning.

In line with its many accreditations Topwood have completed strategic plans and **impact assessments**.

The conclusions of these IAs is that the development will:

1. Not have any adverse environmental impacts – it is projected site traffic will actually decrease in relative terms. The number of company vehicles is expected to reduce,
2. Allow the company to employ more staff in its technical / digital services and;
3. Use its increased workspace to compete with the national players/globally for scanning services.

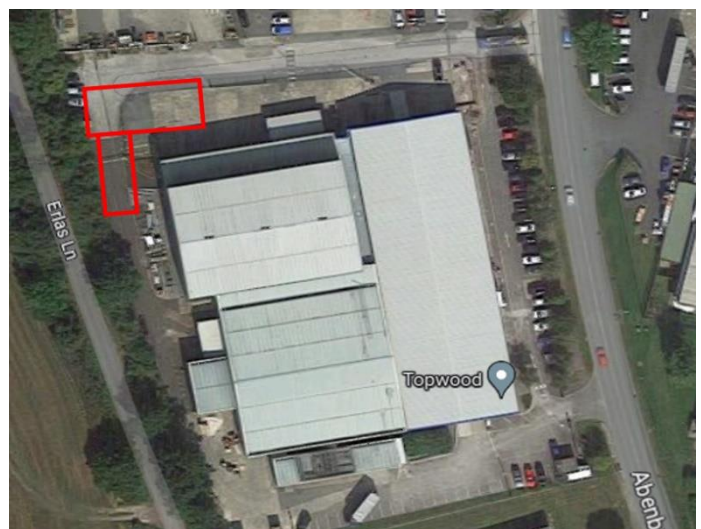


Image from google - The outline of proposed buildings is shown in red above relative to the existing, An outline means it is clear to see the building would be on existing hard standing (concrete and tarmac) – there is no green take-up

Are you supplying additional information on submitted plans, drawings or a design and access statement? (3000 characters)

Topwood have undertaken extensive surveys and assessments for the construction of a steel framed / steel clad industrial building so the paper baling operation can be moved from within the main buildings to a new dedicated proposed building. This will allow the business to grow in response to a change to its customer's demands. Scaled drawings has been prepared as part of this application – see **APPENDIX 1 (and 2?)**.

According to the planning guidance this 560 sqm proposal is not deemed a major development as it is the construction of a 400 sq ft industrial type building on an area that is already hardstanding (concrete and tarmac). According to <https://www.gov.wales/sites/default/files/publications/2018-09/design-and-access-statements.pdf> the supply of a DAS is not required for this application.

However, Topwood is a certified and accredited business which operates a Control Plan. If there any change (proposed or actual) to the control plan. The proposed development would be a change to the control plan so it has undertaken extensive impact assessments to measure the consequences of the building and what measures can/will be taken to mitigate, or preferably eliminate any adverse consequences.

The two impact assessments specifically relevant to this planning application are the environment IA including traffic IA - for all detail please refer to **APPENDIX 4**.

The key point is that all the baling volume and operation that will be undertaken in this proposed building is already being undertaken on the site. The proposal is to transfer the operation from the current main building into the proposed.

As the use of paper declines it could actually means baling volumes decrease.



Figure 1 The proposed building will be in keeping with existing and will not impact on the amenity of others.

The

Services

Foul water / sewage

The proposed building will not need to contain any welfare facilities (WCs, canteens etc). Time motion assessments have all concluded that staff welfare can be supplied through the existing provision in the main buildings.

Consequently, **there will be zero foul sewage**. No connection to any system/network is required.

Waste Storage

The handling of the shredded paper will be as current where it has a 100% recycling rate into UK papermills. The baled paper is stacked three high. The storage is very short term and there is no 'stockholding'. The average dwell time for a bale is < 4 working days. As soon as a load is ready the bales are loaded from recycling.

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Trade Effluent**Does the proposal involve the need to dispose of trade effluents or trade waste?**

The **site does not currently generate any trade effluent and this will not change** with the proposed new building.

The business activity in the **proposed building will not generate any additional trade waste**. There is however limited creation of waste resulting from the business activity of baling in the main building. This waste generation will transfer from the main building to the proposed building.

Yes ... please describe the nature, volume and means of disposal of trade effluents or waste.

The low level of trade waste (other than baled paper) that is currently processed in the existing baling area will transfer to the new building. This trade waste consists of a limited amount of cardboard, wood [pallets/crates] and plastic [shrink wrap, old plastic folders/files etc].

Typical monthly volumes are:

1. 4-5 cu m of wood pallets
2. 300-500 kg of cardboard
3. 100-150kg of shrink wrap,
4. 100 – 150 tonnes of baled paper, and;
5. 100kg of scrap metal (baling wire etc)

In line with the waste hierarchy regulations the above waste streams are fully segregated for re-use and recycled.

Waste streams 1 is stacked and collected off the yard for **re-use**.

Waste streams 2, 3 and 5 are collected in sealed RO-RO skips [no risk of waste blowing out & littering etc] which permanently positioned on-site. The skips are exchanged for recycling by approved/audited contractors.

Waste stream 4 will be free-stacked inside the new building – this will be the same as currently where the bales are stacked and loaded inside the main building to prevent any littering.

The average dwell time for a bale is < 3 working days. Once loaded until it is loaded for transfer to a UK papermill (Kimberly Clark CH7 5EX).



Waste is segregated at Topwood for re-use and recycling before being collected by approved contractors.

An inspection of the site will show all waste is handled in accordance with regulatory and legislative requirements. All copies of waste transfer notes are held on-site for three years and are available for inspection.

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

More than 95% of the buildings within LL13 9UZ are modern (post 1970) steel framed finished with cladding in natural colours. The proposed building is also steel framed building clad in panels sympathetic to the local environment.

From google maps it is possible to see all the roofs are constructed with modern steel composite panels. It is proposed that a number of roofs will be fitted with PV cells as the business strives

The roof and walls will be finished with composite panels that will reflect heat on hot days and the insulation will provide an ambient working temperature.

The building will be occupied for approx. 2-3 hours per day so there is no requirement for windows. Natural light will instead be provided by the roof lights in the composite panels. Working lights will be low energy LEDs.

The personnel doors will be made from steel and main roller doors finished in a corporate plastisol finish and similar with all flashings and trim.



The view from Erlas Lane enjoyed/used by local residents/farmers, walkers, cyclists and runners show how Topwood's building blend into the natural environment – if it was overcast on day when the above picture was taken the goosewing grey building could hardly be seen!

A power floated concrete floor inside the building will ensure ease of housekeeping.

The outside apron will remain as the existing hard standing (concrete and tarmac). It may need to be re-set in places to match up with new building floor levels etc. The external access will remain as current.

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

As detailed above **the proposed building will not generate any additional waste.** The volume(s) and process of waste for re-use and recycling will be as current.

The processing of waste will be transferred from the main building (current) to the proposed building. The total volumes of waste will not increase because of this proposed building.



The handling, segregation and disposal of waste will remain as current. The type and volume of waste will be as current - instead of the waste coming from the main building it will come from the proposed building.

The handling for the segregation and disposal of controlled waste (non-hazardous) will be as the current process (detailed above). The data and details (volumes/KG, destination, dates) as well as the records for all consignments sent off-site to be re-used/recycled are maintained in Topwood's offices. All copies of waste transfer notes are retained for **three years** (as required by the regulations).

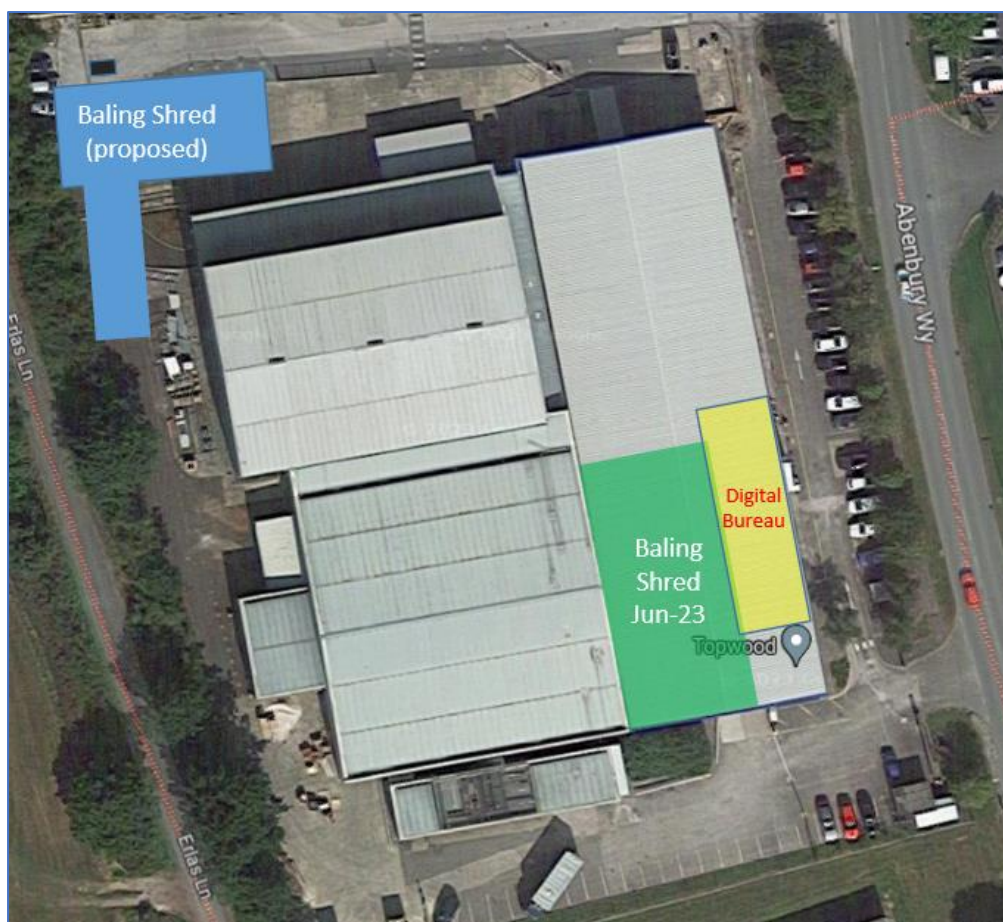
There is no hazardous waste on-site. Topwood has a corporate objective of net zero by 2040. As part of its environmental objectives it will aim to achieve zero landfill status of its own waste by 2025.

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Will the proposed development require the employment of any staff?

The proposed building for baling shed will not directly/immediately create any NEW jobs. The current operation will simply transfer from one part of the site to another (existing operators will simply undertake the same activity in the proposed baling shed, instead of working in the current baling shed [in the main building]).



Pre-application telephone advice was sought 07.06.23. However, the Topwood were advised to point out in this application that the business case for move the baling operation out of the main building is that it releases space to permit the expansion of the digital bureau services. This expansion will create additional new skilled / quality employment in both technical and administrative roles. So indirectly the proposed building will lead to the creation of additional employment. The employment forecast increase are as follows:

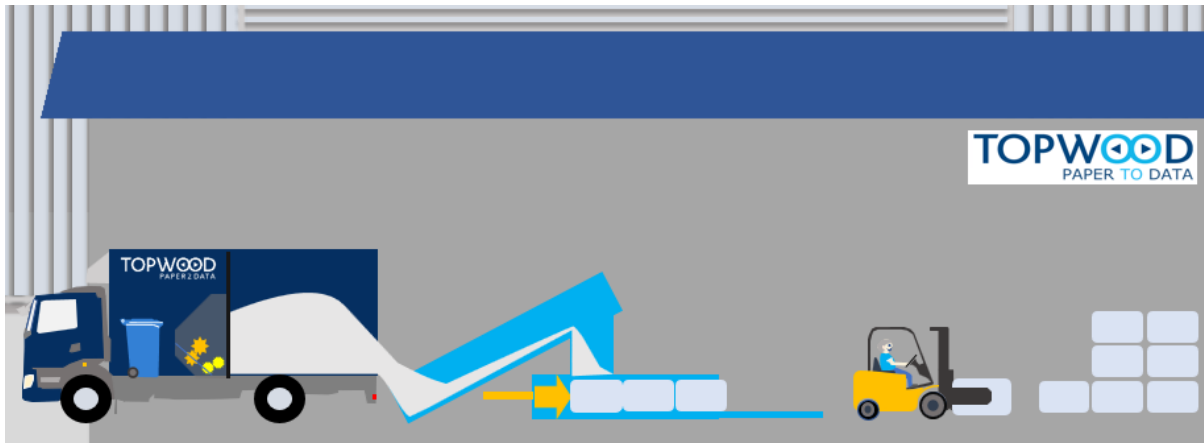
YE Mar-	Number of new jobs in digital
2024	1
2025	1
2026	2
2027	3
2028	5

The site will support this growth – the site previously employed > 150 staff. For example, there is sufficient capacity for welfare services and staff parking (see traffic impact assessment **APPENDIX 4**).

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site

The operation that will be carried out in the building proposed is already undertaken within the main building (inside a 600 sq. m section). The reason for the new building is to release space much needed for the growing digital side of Topwood's digital business.

The baling operation consists of:



1. Shred truck(s) destroy confidential documents inside the vehicle (mostly at the customer).
2. At the end of each shift the shred trucks return to Topwood and the 'walking floor' unloads the shredded paper onto a conveyor.
3. The conveyor feeds the baler which compresses and wraps the shredded paper into mill sized bales (approx. 750kg each).
4. The bales are stacked in 'threes' ready for transfer to a UK papermill for recycling.

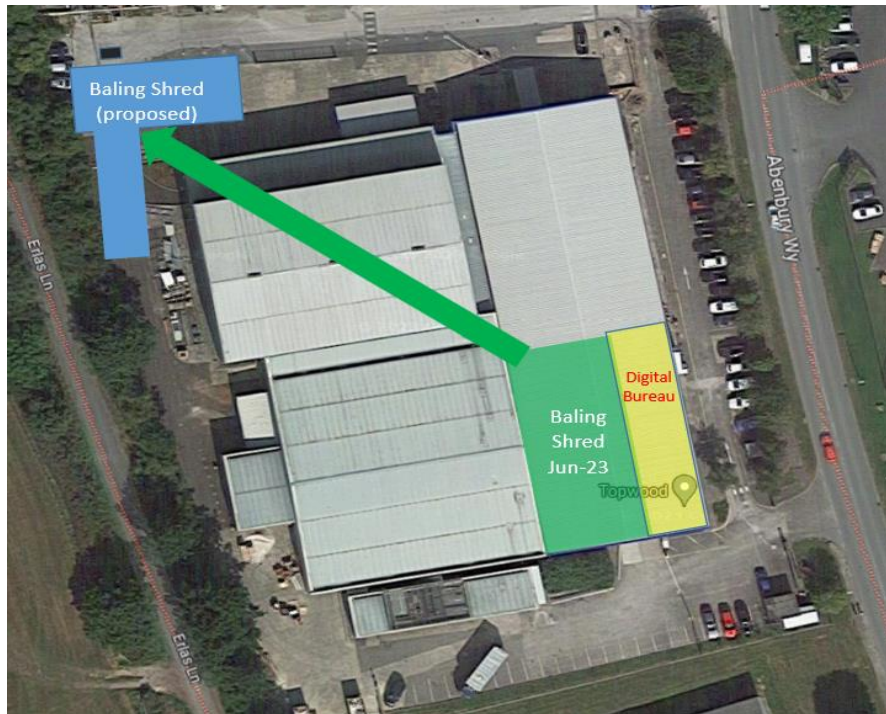
The existing baler (as well as its auxiliary equipment including the conveyor, platforms etc) will be relocated to the proposed building along with the forklift and other handling equipment (such as the bale clamp attachments).

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Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes – the purpose of this proposed building is to transfer an existing commercial paper baling operation from its current location in the main building (to the proposed building).



The proposed building will allow Topwood to expand its digital services business. Moving the baling operation out of the main building will release space next to the digital bureau.

The purpose of the proposed building is not to introduce new commercial or industrial activities/processes. This transfer of current/existing activity will release needed space adjacent to the digital bureau which needs space to increase its capacity.

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Yes ... Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site

The purpose of the proposed building is to move the baling of shredded paper from the main building to the proposed. This will release space in the main building to develop the digital services business.

Topwood have a transfer plan to move the baler and its ancillary equipment from the main building to the proposed building.

Inbound material is shredded paper that was confidential waste. Three shred trucks x av. 3 tonnes per day x 5 days per week = 45 tonnes per week [It is slightly less due to vehicle MoTs/servicing etc].

Independent assessments show there is no specific requirement for additional ventilation (natural air flow is deem adequate). Air conditioning / extraction is not a current requirement but like in the current main building, the proposed building will be of composite panels that will ensure an ambient working environment.

The customers' (the waste creator) confidential waste is shredded in each shred truck(s) at their premises and transferred to Topwood under the terms of if its Waste Transfer Licence [issued by natural Resources Wales].

When the shred truck(s) return to Topwood from their collection round the shredded waste is ejected onto a conveyor where is it is fed into and compacted into mill sized bales.

The **end product** is mill-sized bales which are stacked three high ready for transfer to a papermill. These 'threes' are loaded onto collection vehicle(s) and transferred for pulping at a UK papermill. The dwell time for a bale is > 4 working days. There is no stockpiling - the storage is part of the paper recycling process.

The baler and ancillary plant would be moved from the current baling shed to the proposed building.



The working environment is continually assessed. Control measures limit chance x impact. All levels are within safe working limits and will not impact adjacent businesses/land users or the public.

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Site visit

Planning officer(s) are welcome to visit the site and view relevant company records and documents (such as waste transfer notes – retained for three years).

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Have you consulted your neighbours or the local community about the proposal?
Please provide details:

Yes. The most immediate neighbours and those that would potentially be most affected are HSS Hire (>75m)... They operate their site on a leasehold basis.

Topwood have provided a summary of this proposal to BA Commercial who has forwarded it to the freehold owner(s). BA Commercial have advised that they do not foresee any objection to this proposal as the proposed building does not affect their property (or the business of their tenants).

The next nearest neighbours are Wholebake (130+m) who were spoken to and asked in writing [email 06.06.23] for feedback if they felt this proposed building could affect their amenity/business operation (no response received 20.06.23).

Other business neighbours consulted/spoken to are more 150m from the proposed and are well out of sight of it.

Under this proposal the baling operation is being moved **further away** from them (than is current)! Currently they are just 40m from the baling shed and when consulted about this application they said the operation has never had any impact on their amenity/business.

The nearest residents will actually be further from the proposed building than current. The next nearest residents will still be 500m from the proposed building.



Approx distance to neighbouring businesses. The western boundary is Erlas Lane and then farmland beyond. The nearest residents are approx. 370m from the proposed building (currently they are 210m from the baling operation!)



Moving to the proposed building would actually make the nearest residents further from the operation!

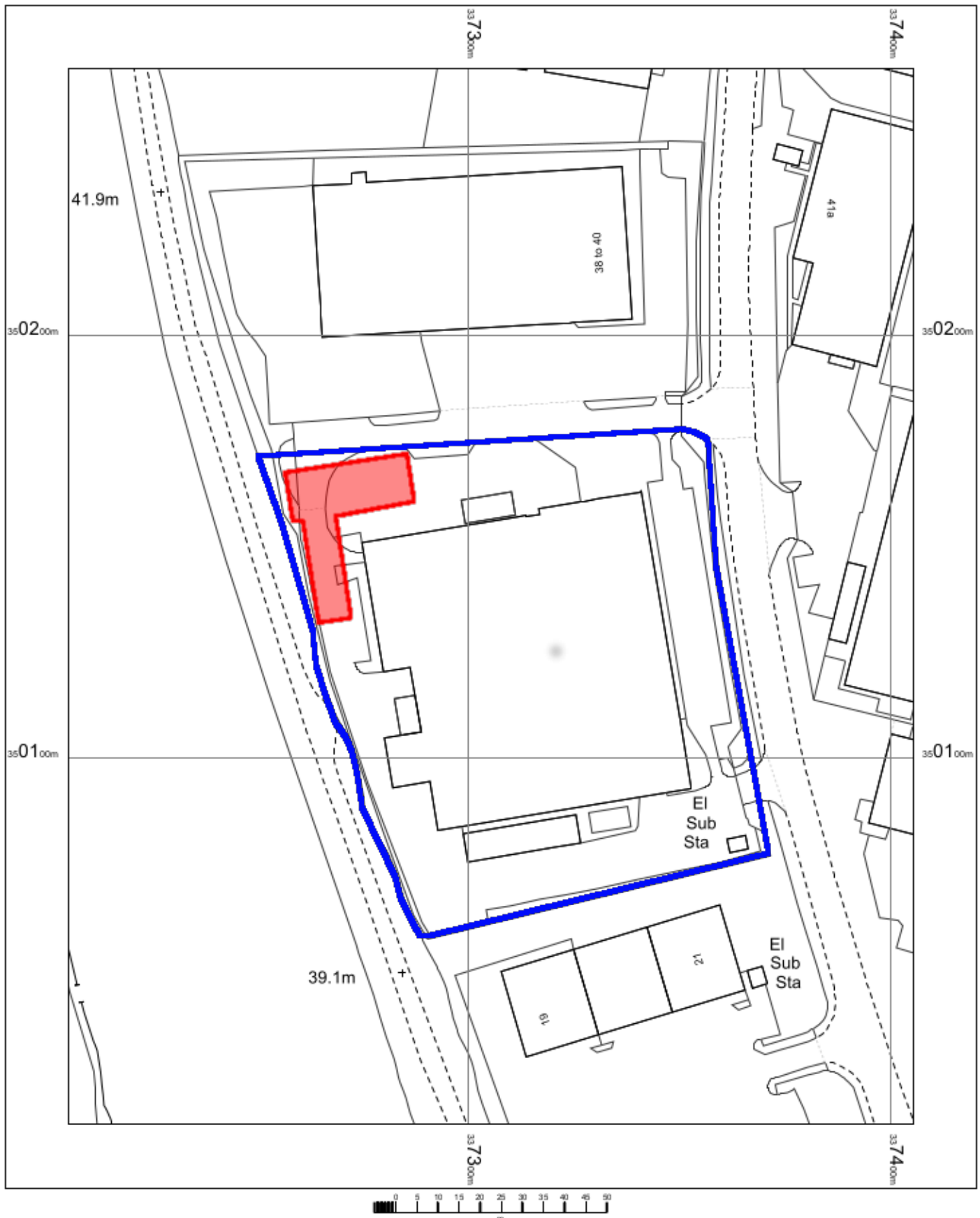
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TABLE OF APPENDICIES

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APPENDIX 2	Scaled Block Plan of the proposed Baling Shed
APPENDIX 3	N/A
APPENDIX 4	Impact Assessments – [Environmental & Traffic]
APPENDIX 5	Download of the 'draft' [pre submission] planning application for PP-1222526
APPENDIX 6	Change of Use Planning App 2018
APPENDIX 7	Traffic Forecast 2023-2028

APPENDIX 1



Location Plan

Topwood Ltd
36 Abenbury Way
Wrexham
LL13 9UZ

OS MasterMap 1250/2500/10000 scale
Thursday, June 15, 2023, ID: HMC-01109409
www.themapcentre.com

1:1250 scale print at A4, Centre: 337305 E, 350138 N

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THE MAP CENTRE
www.themapcentre.com



APPENDIX 2



Notes:

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REV:	DESCRIPTION:	BY:	DATE:



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Halmerend
Stoke-on-Trent, ST7 8AH

DRAWN: ST CHECKED: ST DATE: 15/6/23 REVISION:

PROJECT NAME: Proposed New Bailing (Paper) Shed

DRAWING TITLE: Block Plan

SCALE: 1:500 SHEET SIZE: A3 SHEET NO: 1 of 1

PROJECT NO: TW00023 STATUS: Planning

DRAWING NO: ST230095

APPENDIX 4

PP-11655659 – Impact Assessment(s) – Jun-23



Topwood Ltd is an ISO accredited business. It operates management systems that comply with many standards including ISO 9001, 27001, 14001, ESI 10008, BS1491, BS7858, EN15713. As part of its management systems, it undertakes impact assessments whenever there is a change (proposed or actual) to its control plan.

This proposed building does constitute a change to the control plan. Consequently, Topwood has completed **impact assessments (IAs)** for the proposed building.

For this planning application PP-11655659 the most relevant IAs concern the environmental impact – including traffic. Other IAs have been completed but have not been included in this submission – they relate to information/data security, financial, H&S, operational IAs etc.

The methodology for all impact/risk is a matrix where **Chance (C) x Significance (S) = Impact (I)**

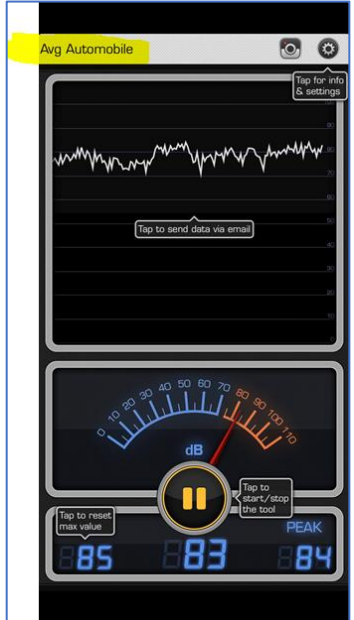
Impact					
	Catastrophic 5	Major 4	Significant 3	Minor 2	Negligible 1
Very Likely 5	25	20	15	10	5
Likely 4	20	16	12	8	4
Remote 3	15	12	9	6	3
Improbable 2	10	8	6	4	2
Extremely Improbable 1	5	4	3	2	1

The purpose of the IA is to identify where impacts can be eliminated (to zero) and if they cannot be eliminated they the IA identifies how impact can at least be mitigated (reduced) by lowering the chance or significance.

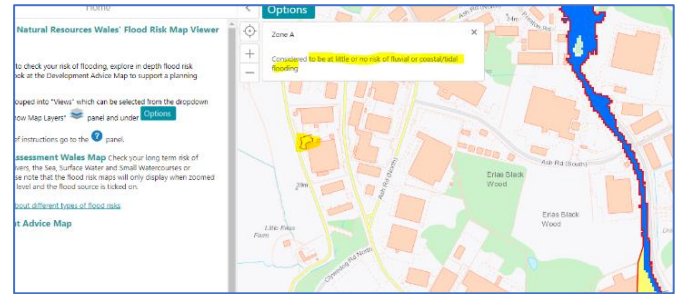
Environmental Impact Assessment (C = chance, S = significance and I = Impact)

Code	Title	Detail the nature of the impact	Risk Rating			Control Measures to Mitigate of Eliminate Impact
			C	S	I	
EA1.0	Loss of Natural Environment	The removal of the natural environment can adversely affect the appearance of the locality and the well-being of local people	0	0	0	The building proposed does mean the loss of any natural habitat. The building will be erected on an area of existing hard standing (concrete and tarmac). There will be no loss of habitat that would adversely affect the enjoyment and well being of other users and the public.
EA2.0	Visual impact	Poor design and the inappropriate siting of buildings can cause a loss of visual amenity. The view from public areas can impact on people's welfare and enjoyment of the locality. Even if the site cannot be viewed directly exterior lights (light pollution) can have adverse effects.	1	1	1	The building can be seen from one highway (Abenbury Way) and Erilas Lane. It is on industrial and is not a heritage site, SSSI. The building will be set back > 100m from highway (Abenbury Way). The building will not even be higher than the hedge line – see below. The building will be sympathetic to the local environment – for example the cladding colour (goosewing grey) will ensure the building is not obtrusive. <i>The proposed building is > 80m from the public highway (Abenbury Way).</i>

						Erlas Lane is adjacent to the western boundary of Topwood’s site. Topwood’s current buildings reach > 15m above ground level. Tree Z – view from the south  View from the north Tree Z  <i>The current buildings are > 15m above ground level and is not visible from the north and very discreet from the south. The proposed building will not be viewed from Erlas Lane – there would be no loss of amenity from users (walkers and cyclists) on Erlas Lane.</i>
EA3.0	Loss of amenity space	The development of sites can result in the loss of amenity of open space(s).	0	0	0	The land is wholly owned freehold by Topwood Ltd with no public access/rights of way. The building proposed will not result in the loss of any public open space. The building proposed will not impact on the well-being of any residents/local people. The nearest local residence is approx. 300m away. The position of the proposed building is an area of hard standing that currently offers no real amenity to Topwood Ltd. 

EA4.0	Noise – <i>statutory nuisance</i>	Disturbance / nuisance to users of adjacent properties that may unreasonably and substantially interfere with use or enjoyment of a home or other premises.	0	1	1	H&S assessments demonstrate noise levels emitted during the baling operation are all within safe working limits. These low levels of noise will transfer from the current main building to the proposed building. This transfer will have NO impact on either the staff/employees, the personnel of adjacent properties or the public. The electric motors that power the hydraulic drives /rams are all within safe working limits. Noise is all well within safe working limits and is subject to H&S risk assessments and controls. The operation is currently undertaken in the main building and has zero impact on occupier of nearby properties. The hours of operation are weekdays and 07.00-19.00hrs. The actual activity in the baling shed it limited to approx. 2-3hrs per day. This would not statutory nuisance. 
EA5.0	Control of Hazardous materials	Failure to store and manage hazardous substances properly can adversely affect the environment. In particular, the leaking (or leaching) and/or the spillage of chemicals into local watercourses/drainage systems can harm wildlife (and humans).	0	3	0	There are no hazardous substances held on-site and the proposed building will not change this. However, if any hazardous substances were used/stored on site they would be subject to COSSH and would be managed accordingly.

EA6.0	Dust (and littering)	Dust Paper contains dust can this dust can become airborne when handled. Excessive levels of dust could be a nuisance to other. Dust is more a H&S matter (than an environmental issue). Dust levels are independently assessed as part of Topwood's risk managment program. Littering The poor control of paper may cause it to escape causing an eyesore or nuisance to users of adjoining proper	0	4	0	Topwood has the controls to handle shredded paper to keep airborne dust to a minimum. Level s this dust is managed internally with negligible zero impact on the external environment. There is no dust issue externally. The building proposed will be sufficiently ventilated for the flow of air and other control measures like the wearing of correct PPE ensures that dust is not an issue internally. The dust is only a result of the paper being unloaded / baled – approx. baling time = 1-2 hours per day so exposure of personnel is controlled. All processing (baling) of paper will be inside (as current). This contains all the material to prevent loss through blowing Image (google street view)– the image clearly shows there is no littering/risk of shredded paper blowing/littering.
EA7.0	Smell(s) – statutory nuisance	Some industrial, trade and business premises may emit or generate odours/smells that could be a nuisance (as covered by the Environmental Pollution Act 1990).	0	0	0	Shredded paper, either loose or baled, does not emit any smell or odour. The use of the proposed building will not:

						- interfere with the use or enjoyment if is no impact on the staff, personnel of adjoining properties or the public. - Injure health. There would be no need for abatement orders etc.
EA8.0	Carbon Emissions / GHG	The release of carbon particulates from using a FLT in the baling shed contributes to GHG emissions.	1	1	1	The emissions from the proposed building will be no greater than current (inside the main building) which poses no H&S or direct environmental risk to others. Topwood completes H&S assessments show the current emissions are all within safe working tolerances. The power for the baling machine and ancillary equipment is green energy from a renewable source. Topwood has set a corporate objective of net zero by 2035, and this building will be within the scope of that objective – for example the installation of more PV cells in 2024.
EA9.0	Flooding	Development can affect drainage by ... - Blocking the flow of water which can affect (block) property up stream, and; - Changing absorption rates can affect surface runoff affecting drainage downstream.	2	1	2	The building proposed is more 100m from any watercourse. The proposed building is NOT downstream of any high-risk flooding area. The building will not obstruct/alter the flow of surface water: 

						 The site of the proposed is existing concrete and tarmac. There is zero ground absorption to delay surface run-off. The erection of the proposed building will not increase surface run-off speeds – in fact Topwood will take measures to harvest rainfall to create a ‘lag’ that will reduce the risk of flooding ‘downstream’. Topwood propose to will install a commercial rainwater balance Eduramaxx tank (>20,000L). This harvesting capture tanks so clean rainwater to retained on site and slow released into the surface water drainage network – this will create a ‘lag’ that will REDUCE the risk of flooding on other parts of the industrial estate.
EA10.0	Water pollution	Contaminates from developments can seep into local water courses causing pollution.	0	2	0	There are no harmful/hazardous substances on-site. There is no fuel, oils or other chemicals stored on site etc. All products such as hydraulic oil are used in a controlled and limited manner. All equipment is properly maintained to prevent incidents and if an incident does occur – such as a split hydraulic pipe spill kits are available.
EA11.0	Foul Sewage	Additional foul sewage input (and new connections) adds to pressure on the adds pressure on the network – including increased levels of phosphates .	0	3	0	There is no requirement for welfare services in the proposed baling shed so the proposed building will not generate additional foul sewage.

All personnel will use existing welfare facilities in the main building. There will be no need for any connection with the foul drainage system.

There will be no significant increase on the current output as the staff numbers/volumes will not rise significantly:

Staff numbers - 5 year FTE Projection

	2023	2024	2025	2026	2027	2028
Staff	18	19	20	22	25	30

As the number of staff increases over time they will use all existing welfare provision. When the site was a food production/distribution facility there were > 190 staff working in the main building...

Fears over 190 food company jobs

There are fears for 190 jobs after a food company which produces ready meals for supermarkets went into administration.

Fenmarc, based in Wrexham, was formerly known as Pann Krisp and produces meals mainly for the Asda chain.



Source – BBC website pre 2018. The site has sufficient welfare facilities to support Topwood's growth.

EA12.0	Biodiversity	New buildings can adversely impact biodiversity and natural habitat. Loss of green space Biodiversity. The existing area is bare concrete / tarmac- this has zero habitat value. The proposed building will not impact the range of habitats, species of flora/fauna and or geological features on the site.	1	1	1	There are no protected or priority species that would be affected by the proposed building on either site itself or on land adjacent to the application site. Therefore, there is no requirement to consider alternative designs/locations. There are no designated sites, important habitats or other biodiversity features that would be affected by the proposed building on either the site itself or on land adjacent to the application site. There will be no loss of green space and the land is private so there is no loss of public
EA13.0	Historic / geological heritage conservation	The construction of buildings can adversely impact disrupt heritage/conservation.	0	0	0	There is nothing of geological conservation importance or matters of cultural heritage that could be affected by the proposed building on either ether site itself or on land adjacent.
EA17.0	Waste	The creation of waste can have negative impact on the environment.	1	1	1	Topwood is not a large creator of waste. Over 95% of the waste (the total volumes/kg are detailed in this application) is handled on behalf its customers. Waste handling, segregation and reuse/recycling or disposal of waste is in a controlled manner. The procedures for the handling of waste are independently approved/certified (ISO 14001).

Transport (Traffic) Assessment

Topwood has undertaken an impact assessment by forecasting forward the traffic volumes until 2028 – see [APPENDIX 7](#).

At this point the site will at capacity. There are three distinct traffic categories:

A. Deliveries / Collections

B. Topwood Fleet

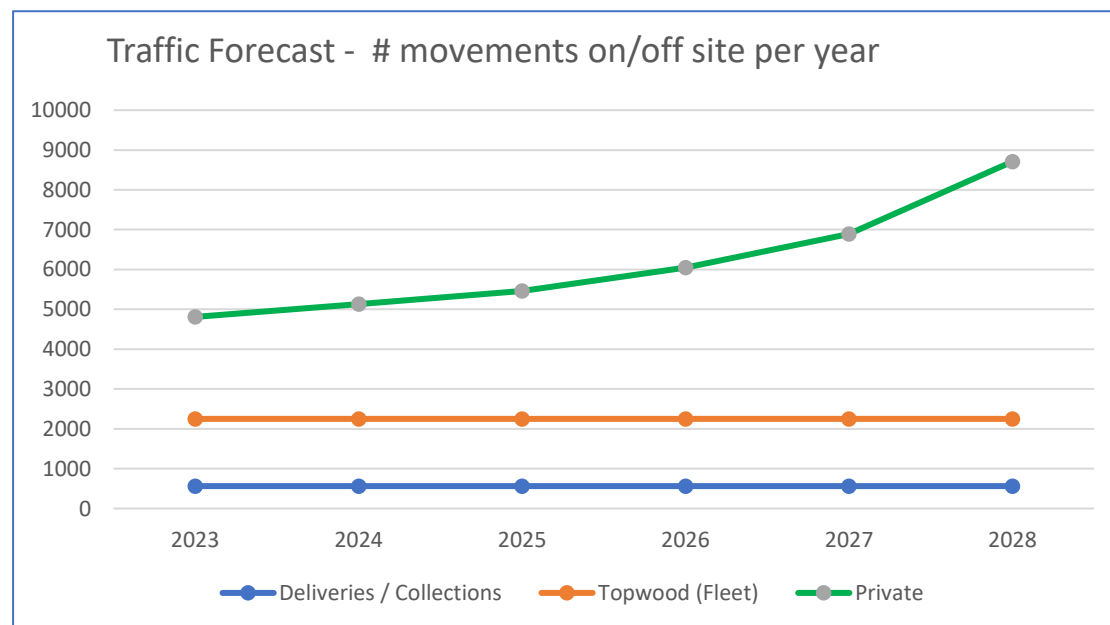
C. Private

A & B are sub divided into LGVs (lorries) and LCV (vans).

The analysis shows the proposed building will not create any additional

A. Deliveries/Collections traffic, or

B. Topwood Fleet Traffic



- There is **no requirement to change the way vehicles enter/exit the public highway (36 and 37 Abenbury Way). Volumes will not change** because of the proposed building.
- Internal traffic planning as well as risk assessments clearly show there is sufficient room to continue to safely maneuver, park and load vehicles on-site.
- The design / layout of the proposed building is such that an internal service road will allow vehicles to continue to move around the site (from the north end to the south end) with the need to access Abenbury Way.
- There is sufficient parking on the site for all Topwood Fleet vehicles and the size of the fleet is not expected to increase.

The new building will not directly create any new jobs. However, released space in the main building will allow Topwood to grow its digital services. This will mean a slight increase in the number of:



C. Private (staff cars and visitors)

Topwood has undertaken a **gap analysis** of future *requirement Vs availability*. The analysis was based on a 'peak' scenario – for example every employee comes to work in a car every day of the year. Some staff bike (motorbike/cycle) to work, some car-share etc. Furthermore, some staff WFH / are on leave sat any given time. This reality means the GAP will be **more** positive than the peak projection below.

Site Car Parking - Requirement Vs Availability						
TOPWOOD PAPER 2 DATA						
TYPE	2023	2024	2025	2026	2027	2028
Staff	18	19	20	22	25	30
Visitor	2	2	2	2	2	2
Disabled	1	1	1	1	1	1
Requirement - TOTAL	21	22	23	25	28	33
Available Car Parking spaces	35	35	35	35	35	35
GAP	14	13	12	10	7	2

The conclusion of the staff parking gap analysis is that that the site has sufficient staff parking capacity to meet future needs and that the proposed building has no impact on the availability.

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

APPENDIX 5

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Unit 36 To 37

Address Line 1

Abenbury Way

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9UZ

Description of site location (must be completed if postcode is not known)

Easting (x)

337309

Northing (y)

350122

Description

N/A - see above

Applicant Details

Name/Company

Reference:

Title

Mr

First name

Tom

Surname

Gilruth

Company Name

Topwood Ltd

Address

Address line 1

Unit 36 To 37 Abenbury Way

Address line 2

Wrexham Industrial Estate

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9UZ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

01978464432

Secondary number

07944900611

Email address

tom@topwoodltd.co.uk

Site Area

What is the site area?

560.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Topwood Ltd (Topwood) are document management experts. Its business has three principal parts – document/records storage, mobile paper shredding and digital imaging/scanning. It services over 45 companies on Wrexham Industrial Estate and > 80% of its business is within 50 miles of Wrexham.

In 2018 Topwood obtained planning permission for, and purchased, a redundant food production site on Wrexham Industrial Estate LL13 9UZ [Planning Application P/2018/0147 – change use of the site from food production (B2) to B8 – [click here to view](#)].

In 2018 around 600 sq m was designated to the activity of paper baling within the main building which is part of its document shredding business.

The proposed new building is for two reasons:

1. The current 600. sq m within the main building is, and will remain, sub-utilised. With a change in working practices organisations are consuming less paper.
2. Following COVID Topwood has seen explosive growth for its document storage and electronic data processing / electronic [cloud] storage [digital services].

Topwood's strategic plan is to continue growing the digital side of the business. To do this more quality space is required adjacent to the existing space dedicated to the digital bureau (offices). The digital bureau is reaching capacity.

The shift towards digital ways of processing and storing documents is accelerating and consequently Topwood needs more premium space to facilitate the growth of the digital parts of the business.

To grow its digital services business the company wants to use the premium space currently used for baling of shredded paper by moving the shredding and baling operation to a new separate unit.

The building of a dedicated baling shed at the rear of the site will release existing space for its fast-growing expansion into the digital sector.

The proposed baling shed will provide sufficient capacity for the current and all future paper volumes. The shredding side of the business is in fact static (and will decline in real terms relative to the other elements of the business).

It is proposed that the new baling shed is sited on an area that is not currently used. The site was a former cold store / warehouse that had provision for the LGV parking, loading bays and a turning area for semi-trailers. Due to the nature of Topwood's business the site this area is not used.

For more detail/images please refer to the attached document called -
New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Reference:

Topwood's site on Wrexham Industrial Estate is owned freehold by Topwood Ltd. Before 2018 the site was a food production/distribution centre for chilled prepared foods. This high-volume manufacture required a large warehouse for the marshalling, storage & despatch of pallets of prepared foods (as well as the intake of raw materials). For this fast moving high volume manufacture the site needed to intake / despatch 24/7 high numbers of pallets for UK-wide distribution.

Consequently, it used a large apron of hardstanding (concrete and tarmac) to manoeuvre, park (stand trailers) and load semi-trailers on the dock levellers.

The site was granted planning permission for the change of use in 2018 [P/2018/0147] from production and distribution of chilled foods (B2) to document storage, scanning and shredding (B8).

The buildings/warehouse are now all dedicated to high-quality long-term document storage and innovative document scanning/digital services. This type of use has very different dynamics compared to when the site was manufacturing a large volume of product.

For example, Topwood typically ingests 10 pallets (240 archive boxes) a week of documents for storage. These boxes will typically remain in store for 7-25 years. At the end of their storage retention period they are destroyed and baled for recycling (all on site).

Compare this low level of activity with when the site was used for food production. Every week hundreds of pallets of raw materials and packaging were taken in and then converted and despatched as finished product. All this happened 24-7 – the turnaround was hundreds of pallets every week hundreds of pallets in and hundreds sent out. The dynamics of the two business models are very different.

The area is hardstanding (concrete and tarmac) that was used to accommodate the high-volume despatch/intake and is now not used. It is this area of the site that Topwood propose to build a 560 sq. m building, dedicated paper baling separate from its business of document storage/digital scanning.

In line with its many accreditations Topwood have completed strategic plans and impact assessments.

The conclusions of these IAs is that the development will:

1. Not have any adverse environmental impacts – it is projected site traffic will actually decrease in relative terms. The number of company vehicles is expected to reduce,
2. Allow the company to employ more staff in its technical / digital services and;
3. Use its increased workspace to compete with the national players/globally for scanning services.

For more detail/images please refer to the attached document called -
New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.06	hectares
------	----------

Area of greenfield land proposed for new development

0.00	hectares
------	----------

Reference:

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type: Walls Existing materials and finishes: The existing walls on all other buidings on the site are made of composite (insulated) panels in a goose wing grey finish. Proposed materials and finishes: 1. Insulated TATA LPCB approved composite panel 40 mm thick panels finished in goose wing grey 2. Pre-stressed concrete panels for added strength/protection (security).
Type: Roof Existing materials and finishes: Other building on the site are finished with insulated composite panels (finished in goose wing grey or white [to reflect heat]) with no rooflights (for security). Proposed materials and finishes: Composite TATA LPCB approved panel 80 mm thick panels finshed in goose wing grey / white with roof lights for reduced energy consumption.
Type: Vehicle access and hard standing Existing materials and finishes: The site is currently all concrete and/or tarmac hardstanding. Proposed materials and finishes: No additional hardstanding will be required but minimal parts of the existing hardstanding (concrete/tarmec) may be relaid/altered to marry up with any new levels etc.
Type: Lighting Existing materials and finishes: LEDs on time/motion senors in all the current buildings in / around the site. Proposed materials and finishes: Interior working lights will be energy efficient LEDs which will be on movement senors with a timeout function to minimise enery consumption inline with net zero objectives. Emergency backlighting will be as per building regs. It is proposed all services for this building will be in line with Topwood's corporate objective of being a net zero site by 2035. Roof lights in the composite pnales will reduce energy consumption.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

YES - please refer to attached document... New Baling (Paper) Shed-PP-1222526-GLOBAL.pdf

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

There is no need for any welfare (WCs) in the proposed building

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

The low level of trade waste (other than baled paper) that is currently processed in the existing baling area will transfer to the new building. This trade waste consists of a limited amount of cardboard, wood [pallets/crates] and plastic [shrink wrap, old plastic folders/files etc]. Typical monthly volumes are:

- 4-5 cu m of wood pallets
- 300-500 kg of carboard
- 100-150kg of shrink wrap,
- 100 – 150 tonnes of baled paper, and;
- 100kg of scrap metal (baling wire etc)

In line with the waste hierarchy regulations the above waste streams are fully segregated for re-use and recycled.

Waste streams 1 is stacked and collected off the yard for re-use.

Waste streams 2, 3 and 5 are collected in sealed RO-RO skips [no risk of waste blowing out & littering etc] which permanently positioned on-site. The skips are exchanged for recycling by approved/audited contractors.

Waste stream 4 will be free-stacked inside the new building – this will be the same as currently where the bales are stacked and loaded inside the main building to prevent any littering.

The average dwell time for a bale is < 3 working days. Once loaded until it is loaded for transfer to a UK papermill (Kimberly Clark CH7 5EX). An inspection of the site will show all waste is handled in accordance with regulatory and legislative requirements. All copies of waste transfer notes are held on-site for three years and are available for inspection.

For more info please refer to attached document...
New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☒ Yes
- ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The low level of trade waste (other than baled paper) that is currently processed in the existing baling area will transfer to the new building. This trade waste consists of a limited amount of cardboard, wood [pallets/crates] and plastic [shrink wrap, old plastic folders/files etc].

Typical monthly volumes are:

1. 4-5 cu m of wood pallets
2. 300-500 kg of cardboard
3. 100-150kg of shrink wrap,
4. 100 – 150 tonnes of baled paper, and;
5. 100kg of scrap metal (baling wire etc)

In line with the waste hierarchy regulations the above waste streams are fully segregated for re-use and recycled.

Waste streams 1 is stacked and collected off the yard for re-use.

Waste streams 2, 3 and 5 are collected in sealed RO-RO skips [no risk of waste blowing out & littering etc] which permanently positioned on-site. The skips are exchanged for recycling by approved/audited contractors.

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An inspection of the site will show all waste is handled in accordance with regulatory and legislative requirements. All copies of waste transfer notes are held on-site for three years and are available for inspection.

For more info please refer to attached document...

New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

18

Part-time

0

Reference:

Total full-time equivalent

18.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

0

Total full-time equivalent

5.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

B8 - Storage or distribution

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

19:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes

☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Reference:

Yes – the purpose of this proposed building is to transfer an existing commercial paper baling operation from its current location in the main building (to the proposed building).

The purpose of the proposed building is not to introduce new commercial or industrial activities/processes. This transfer of current/existing activity will release needed space adjacent to the digital bureau which needs space to increase its capacity.

For more info please see page 11 on the attached document...

New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

Yes. The most immediate neighbours and those that would potentially be most affected are HSS Hire (>75m)... They operate their site on a leasehold basis.

Topwood have provided a summary of this proposal to BA Commercial who has forwarded it to the freehold owner(s). BA Commercial have advised that they do not foresee any objection to this proposal as the proposed building does not affect their property (or the business of their tenants).

The next nearest neighbours are Wholebake (130+m) who were spoken to and asked in writing [email 06.06.23] for feedback if they felt this proposed building could affect their amenity/business operation (no response received 20.06.23).

Other business neighbours consulted/spoken to are more 150m from the proposed and are well out of sight of it.

Under this proposal the baling operation is being moved further away from them (than is current)! Currently they are just 40m from the baling shed and when consulted about this application they said the operation has never had any impact on their amenity/business.

The nearest residents will actually be further from the proposed building than current. The next nearest residents will still be 500m from the proposed building.

For more details please see page 14 on the attached document...

New Baling (Paper) Shed-PP-12222526-GLOBAL.pdf

Reference:

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Planning Officer

First Name

Amy

Surname

Brittain

Reference

Topwood Ltd

Date (must be pre-application submission)

07/06/2023

Details of the pre-application advice received

Amy help with a number of questions primarily to clarify a few questions as the planning application is for a new building that is to accommodate an existing operation / process undertaken on the site. For example - the new building will not create new jobs immediately/directly [as the personnel will just transfer to the new building]. However, over time the realised space in the main site will allow the digital business to grow and that will require more skilled personee.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Reference:

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Tom

Surname

Gilruth

Declaration Date

08/06/2023

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

Reference:

First Name

Tom

Surname

Gilruth

Declaration Date

08/06/2023

☒ Declaration made

Reference:

Declaration Date

08/06/2023

☒ Declaration made

Reference:

ALLOW FOR DOCUMENT STORAGE, SHREDDING AND BALING (B8)
no external changes and no changes to existing offices.

36-37 Abenbury Way Wrexham LL13 9UZ

Sandra Murray & Associates

CHARTERED ARCHITECTS LAND SURVEYORS
Cross Cottage Castle Street Holt-on-Dee WREXHAM LL13 9YL - Tel: 01829 270858 Fax: 01829 270858

APPENDIX 6

El Sub Sta

TURNING AREA

DISPATCH AREA
HGV PARKING

DISPATCH
OFFICE

LOADING
ENT

PLANT

CANTEEN

EXISTING 2 STOREY OFFICES TO REMAIN IN USE AS OFFICES

FOOD PRODUCTION AREAS
AND COLD STORAGE (B1) TO
CHANGE USE TO ALLOW FOR
DOCUMENT STORAGE SHREDDING
AND BALING FOR FORWARD
TRANSPORTATION TO PAPER MILL

P2018/0147

DISPATCH
HGV
PARKING

PLANT

ENT
LOADING

P2018/0147

2 SPACES

28 SPACES

PARKING

PARKING



NOTE: DRAWING PREPARED FROM O.S.
SURVEY AND NOT DIRECT MEASUREMENT
ALL CRITICAL DIMENSIONS TO BE CHECKED
ON SITE.

SCALE 1:500 at A3

0 5 10 15 20 25

SCALE

Drg no. 01

PLANNING DEPARTMENT

22 FEB 2018

WREXHAM COUNTY
BOROUGH COUNCIL

APPENDIX 7

Traffic Forecast

Access onto / off the public highway [Abenbury Way] (using either access points 36 or 37 Abenbury Way - see photos below)

			2023 (current)			2024			2025			2026			2027			2028		
			# /day	# /week	per year	# /day	# /week	per year	# /day	# /week	per year	# /day	# /week	per year	# /day	# /week	per year	# /day	# /week	per year
Deliveries / Collections	LGVs (suppliers)	Off/ on	0.25	1.25	62.5	0.25	1.25	62.5	0.25	1.25	62.5	0.25	1.25	62.5	0.25	1.25	62.5	0.25	1.25	62.5
	LGVs (vans < 3.5t) inc Royal Mail	Off/ on	2	10	500	2	10	500	2	10	500	2	10	500	2	10	500	2	10	500
Topwood (Fleet)	LGVs	On / off	4	20	1000	4	20	1000	4	20	1000	4	20	1000	4	20	1000	4	20	1000
	LGVs (vans < 3.5t)	On / off	5	25	1250	5	25	1250	5	25	1250	5	25	1250	5	25	1250	5	25	1250
Private	Private Cars	Off/ on	18	90	4680	19	95	4940	20	100	5200	22	110	5720	25	125	6500	32	160	8320
	Vistors (customers/suppliers)	Off/ on	0.5	2.5	130	0.75	3.75	195	1	5	260	1.25	6.25	325	1.5	7.5	390	1.5	7.5	390
TOTAL					7623			7948			8273			8858			9703			11523

Movements By Year	2023	2024	2025	2026	2027	2028
Deliveries / Collections	562.5	562.5	562.5	562.5	562.5	562.5
Topwood (Fleet)	2250	2250	2250	2250	2250	2250
Private	4810	5135	5460	6045	6890	8710

