



KRONOSPAN, CHIRK

PLANNING APPLICATION FOR ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE WORKSHOP AND ANCILLARY WORKS

PRE-APPLICATION CONSULTATION REPORT

JUNE 2022



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1.0 INTRODUCTION

- 1.1.1 This 'Pre-application Consultation Report' (PAC Report) has been prepared in respect of a planning application made by Kronospan Limited (hereafter referred to as 'Kronospan') for the proposed engineering stores and apprenticeship workshop and associated works (the 'Proposed Development').
- 1.1.2 The Proposed Development would be located at the Kronospan Manufacturing Facility on the industrial site that forms part of Maesgwyn Farm off Holyhead Road, Chirk, Wrexham (hereafter referred to as 'the Site'). The location of the Proposed Development within the Kronospan site is shown on drawing 3046-01-02 and Figure 1 (Site Location Plan) of the Planning Statement.
- 1.1.3 In accordance with The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 (DMPO 2012), and subsequently amended in 2016 (DMPO 2016), the applicant has undertaken the necessary public consultation procedures prior to submitting a Major application. Subsequent amendments to the DMPO were made in 2020 in light of Coronavirus. The requirements are set out within Section 2.0 of this report.
- 1.1.4 Article 4 of the DMPO 2016 provides that, where an applicant has been required to carry out pre-application consultation, and submits an application for planning permission, that application must be accompanied by a Pre-Application Consultation report (PAC Report). This document is the PAC Report in respect of the above application.

2.0 PRE-APPLICATION CONSULTATION REQUIREMENTS

2.1 Overview

- 2.1.1 Pre-application consultation on Major Applications became a legal requirement in Wales for all major applications submitted on or after the 16th March 2016. The pre-application consultation requirements are set out within Article 4 of the DMPO 2016 (which provides for amendments to be inserted after Part 1 of the 2012 Order).

2.2 Statutory Publicity

- 2.2.1 Applicants are required to publicise a proposed application for a Major Development by giving requisite notice by site display in at least one place near the land to which the application relates for no less than 28 days (article 2C(1)(a)(i)); and in writing to any owner or occupier of any land adjoining the land to which the application relates (article 2C(1)(a)(ii)).
- 2.2.2 On 19th May 2020, the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 came into force ('2020 Order'). They have subsequently been extended twice. Most recently the Planning Applications (Temporary Modifications and Disapplication) (No. 3) (Wales) (Coronavirus) Order 2020 extended the provisions until 8 October 2021. The Orders brought in temporary changes in light of Coronavirus which the PAC had to accord with. They concerned making the PAC information available at a location in the vicinity. The additional guidance outlined has been followed to reflect the approach recently taken on a recent planning application for consistency.

Site Display

- 2.2.3 Two site notices were erected on the 13th May 2022 publicising the proposed application. These notices were attached to lamp posts along Holyhead Road. Photographs of the posted notices are provided at **Appendix A**. A copy of the Site Notice is provided at **Appendix B** in accordance with article 2F(2)(a)). Declaration that the notice was displayed in accordance with article 2C(1)(a)(i) is provided in **Appendix C**.

Owners / Occupiers

- 2.2.4 Notice was providing in writing to the owners / occupiers of the land adjoining the land to which the application relates in accordance with article 2C(1)(a)(ii). The notice was sent on 13th May 2022. A copy of the notices sent to the owners / occupiers is provided in **Appendix D** in accordance with article 2F(2)(c). Also in accordance with 2F(2)(c), the address of the owner / occupier is provided in Table 1 below.

Table 1

<i>Neighbour Consultee Name</i>	<i>Neighbour Consultee Address</i>
Owner / Occupier	Maesgwyn Farm Chirk Wrexham
Mondelez	Station Road Chirk Wrexham LL14 5NT

Information available at a location in the vicinity

- 2.2.5 The GDPO 2016 requires applicants to make information relating to the proposed application available for inspection at a location in the vicinity of the Proposed Development for not less than 28 days. The 2020 Order replaced this with “making the information available on a website” and “sending hard copies of the documents...to any person who requests them...”
- 2.2.6 The information was also made available on the Axis PED website, which provided a summary of the consultation and links to each draft document¹.
- 2.2.7 A hard copy of the specified information in the form of a draft planning application was deposited at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for public viewing from 8:30am on 13th May 2022 for 28 days. A

¹ <https://www.axisped.co.uk/consultations/>

record of visitors was taken at the reception. No members of the public visited the Kronospan site to view the draft planning application.

- 2.2.8 A hard copy of the documents was provided for display in Chirk Parish Hall. They were delivered on 13th May 2022.

2.3 Statutory Consultation

Community Consultees

- 2.3.1 'Community Consultees' are defined within the DMPO 2016 as being each county or county borough councillor representing an electoral ward in which the land to which the proposed development relates, and each community council in whose area the land to which the proposed application relates.
- 2.3.2 Article 2D(2) of the DMPO 2016 requires that where an applicant is required to consult a Community Consultee, giving them notice in writing of the proposed application. Pursuant to Article 2D(2) the Councillor representing Chirk South ward on Wrexham County Borough Council (WCBC) and the Clerk of Chirk Town Council were consulted by notice in writing on the 13th May 2022. Copies of all notices given to Community Consultees are contained within **Appendix E**.

Specialist Consultees

- 2.3.3 'Specialist Consultees' are defined within Schedule 4 of the DMPO 2016. Article 2D(3) of the DMPO 2016 requires that where an applicant is required to consult a Specialist Consultee, then they must give them the notice in writing and enclose each of the documents that have been placed on public deposit (See Paragraph 2.2.4 above). Copies of all notices given to Specialist Consultees are contained within **Appendix F**.
- 2.3.4 Notice was provided in writing on the 13th May 2022, including a link to the Axis website which contained electronic versions of the application documents. This was sent to the following Specialist Consultees; Hafren Dyfrdwy, Dŵr Cymru, the Health and Safety Executive and the Welsh Ministers. The responses are considered below in Table 2, and the responses are included in **Appendix G** where received.

2.3.5 In addition, the consultation request sent to the Welsh Ministers was also sent to Cadw according to the email address listed on the 'Consulting and notifying the Welsh Ministers on development proposals before applying for planning permission'. The pre-application consultation request was sent to CADW1@wales.gsi.gov.uk.

3.0 CONSULTATION RESPONSES RECEIVED

- 3.1.1 The pre-application publicity and consultation process set out above has been undertaken in accordance with the provisions contained within the DMPO 2016 and subsequent 2020 Order.
- 3.1.2 Table 2 below sets out those bodies that have been consulted, the responses that have been received, a summary of the issues raised and details of how account has been taken of each response within the submitted application. In addition to the responses received from respective consultee bodies, the table also includes those representations received as a result of the publicity process.
- 3.1.3 Mondelez, the adjoining landowner, responded to the pre-application notice letter requesting further dialogue with the Applicant to discuss the Proposed Development. Further informal discussions between the Applicant and Mondelez resulted in the removal of the proposed tree planting to the south of the red line boundary from the General Arrangement plan. Tree planting is proposed as part of the Proposed Development, however, the form and location of this will be subject to discussion and formal agreement with WCBC (further detail is provided in the accompanying Planning Statement).

Table 2 – Consultation Responses

Name of Consultee	Nature of Comment Received	Summary of Issues Raised	How Addressed within Application
Specialist Consultees			
Dwr Cymru	Comment	Flows can be accommodated within the public sewerage system. An application would be required to Dwr Cymru for any connection to the public sewer under the Water Industry Act 1991. The development would require approval of Sustainable Drainage (SuDs) features, and consultation with WCBC as the determining SuDS Approval Body (SAB) is recommended.	No connection to the public sewer is currently proposed, but if this changes an application under the Water Industry Act 1991 would be made. An application to the SAB would be made and the applicant will engage with WCBC in due course.
Welsh Ministers	No response received		
Hafren Dyfrdwy	No response received		
Health and Safety Executive	Automated response received	Automated response received directing the applicant to the Web App (https://pa.hsl.gov.uk/) to understand whether the HSE 'advises against' or 'doesn't advise against' the proposed development due to its location within the consultation zone for Kronospan major hazard site.	The applicant, as the owner and operator of the Kronospan facility, ensures that all operations are undertaken in accordance with the relevant HSE regulations and legislation. The proposed development

Name of Consultee	Nature of Comment Received	Summary of Issues Raised	How Addressed within Application
			would not form a health and safety risk to the wider Kronospan facility and vice versa.
CADW	No objection	CADW reviewed the application documentation and agreed that the proposed development would not have a significant effect on the designated historic assets. No objection raised in regard to heritage assets.	Heritage impacts are dealt with in the application documents – no further changes proposed.
Community and Landowner Consultees			
Chirk Town Council	No response received		
Cllr Terry Evans	No response received		
Mondelez	See paragraph 3.1.3 above		

4.0 CONCLUSIONS

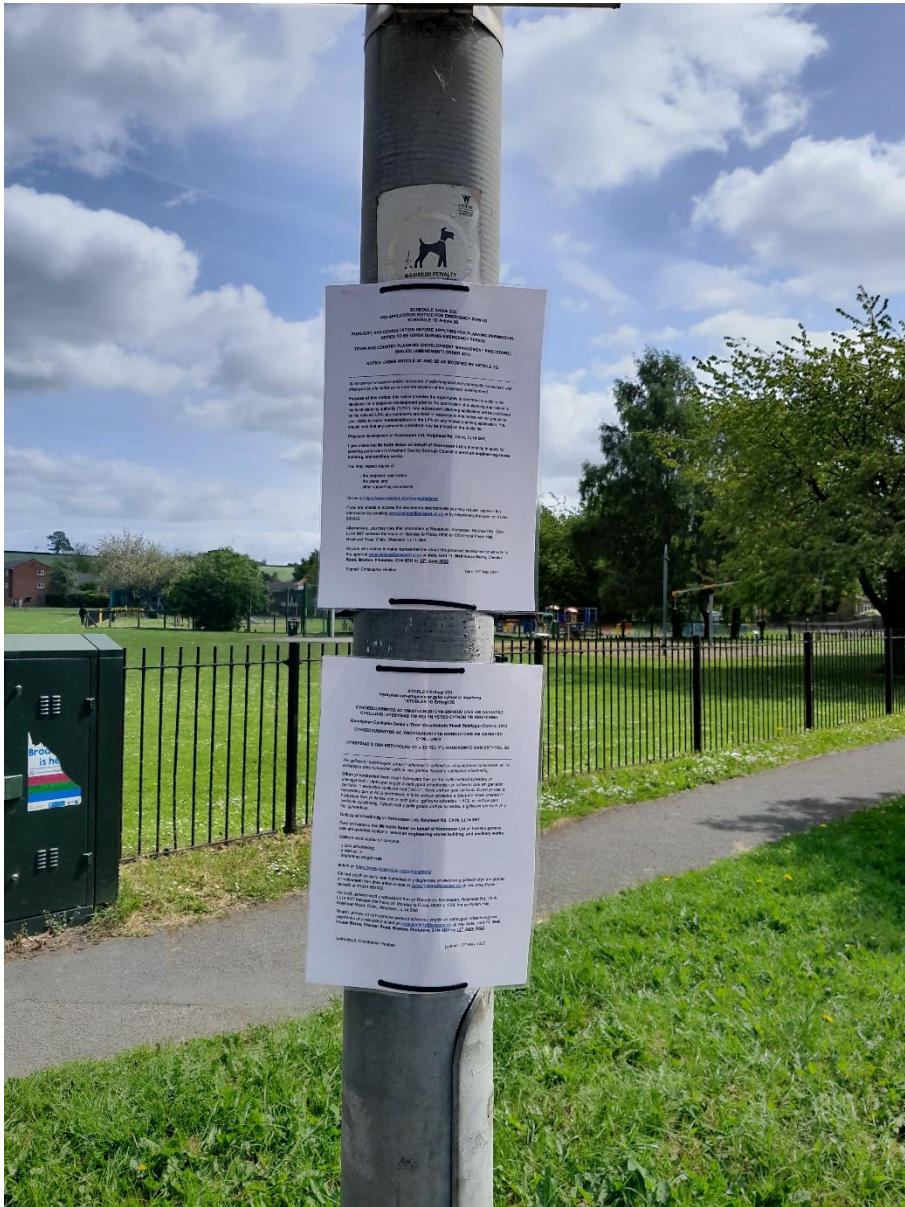
- 4.1.1 This document is the PAC Report and it has been prepared in accordance with the provisions of the DMPO 2016, and is submitted in support of an application made by Kronospan for the for the proposed engineering stores and apprenticeship workshop and associated works.
- 4.1.2 The applicant has undertaken a formal pre-application consultation exercise in accordance with the requirements of the DMPO 2016 and subsequent 2020 Order.
- 4.1.3 Comments and representations received from this process have been logged and considered in the finalisation of the application documents. In accordance with the provisions of the DMPO 2016, the table above identifies the consultees / representor; the nature of their comment; the summary of issues raised; and where relevant, how that has been addressed within the application.

APPENDIX A



† Infected: Christopher Heather

Signed: Christopher Heath



APPENDIX B

**SCHEDULE Article 2(3)
PRE-APPLICATION NOTICE FOR EMERGENCY PERIOD
SCHEDULE 1D Article 2G**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION:
NOTICE TO BE GIVEN DURING EMERGENCY PERIOD**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) (AMENDMENT) ORDER 2012**

NOTICE UNDER ARTICLE 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Kronospan Ltd, Holyhead Rd, Chirk, LL14 5NT.**

I give notice that **Mr Keith Baker on behalf of Kronospan Ltd** is intending to apply for planning permission to Wrexham County Borough Council to **erect an engineering stores building, and ancillary works**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents.

Online at <https://www.axisped.co.uk/consultations/>

If you are unable to access the documents electronically you may request copies of this information by emailing consultations@axisped.co.uk or by telephoning the agent on 01244 661432.

Alternatively, you may view this information at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT between the hours of: Monday to Friday 0830 to 1700 hrs or Parish Hall, Holyhead Road, Chirk, Wrexham, LL14 5NA.

Anyone who wishes to make representations about this proposed development must write to the agent at consultations@axisped.co.uk or **Axis, Unit 11, Well House Barns, Chester Road, Bretton, Flintshire, CH4 0DH** by **12th June 2022**.

Signed: Christopher Heather

Date: 13th May 2022

ATODLEN Erthygl 2(3)
Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng
“ATODLEN 1D Erthygl 2G

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO: HYSBYSIAD I'W ROI YN YSTOD CYFNOD YR ARGYFWNG

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **Kronospan Ltd, Holyhead Rd, Chirk, LL14 5NT**

Rwyf yn hysbysu bod **Mr Keith Baker on behalf of Kronospan Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i **erect an engineering stores building, and ancillary works**

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://www.axisped.co.uk/consultations/>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at consultations@axisped.co.uk neu drwy ffonio'r ceisydd ar 01244 661432.

Fel arall, gallwch weld y wybodaeth hon yn Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT between the hours of: Monday to Friday 0830 to 1700 hrs **or** Parish Hall, Holyhead Road, Chirk, Wrexham, LL14 5NA.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@axisped.co.uk neu **Axis, Unit 11, Well House Barns, Chester Road, Bretton, Flintshire, CH4 0DH** by **12th June 2022.**

APPENDIX C

KRONOSPAN, CHIRK

PLANNING APPLICATION FOR THE ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE WORKSHOP AND ANCILLARY WORKS

I hereby declare that the notice referred to in article 2C(1)(a)(i) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 was displayed in accordance with the requirements of that article (i.e. by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days).

Signed on behalf of the Applicant:



C. Heather

Date: 14th May 2022

APPENDIX D

Our Ref: 3046-01/CH

13th May 2022

planning

transportation
planning

environment

design

Mondelez
Station Road
Chirk
Wrexham
LL14 5NT

Dear Mr Hobman,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) (AMENDMENT) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE
WORKSHOP, AND ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the 2016 DMPO requires that applicants of major development proposals publicise proposed applications and consult in writing any owner or occupier of any land adjoining the land to which the proposed application relates. Therefore I am consulting you in accordance with the provisions of the DMPO. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

The pre-application information prepared in support of the application has been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLES 2C AND 2D

Our Ref: 3046-01/CH

13th May 2022

Owner / Occupier
Maesgwyn Farm
Chirk
Wrexham

planning

transportation
planning

environment

design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) (AMENDMENT) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE
WORKSHOP, AND ANCILLARY WORKS**

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Article 2 of the 2016 DMPO requires that applicants of major development proposals publicise proposed applications and consult in writing any owner or occupier of any land adjoining the land to which the proposed application relates. Therefore I am consulting you in accordance with the provisions of the DMPO. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

The pre-application information prepared in support of the application has been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather

Senior Consultant

Enc. NOTICE UNDER ARTICLES 2C AND 2D

APPENDIX E

Our Ref: 3046-01/CH

13th May 2022

Karen Brown
Chirk Town Council (Clerk)
Parish Hall
Holyhead Road
Chirk
Wrexham
LL14 5NA

planning

transportation
planning

environment

design

Dear Karen Brown,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE
WORKSHOP, AND ANCILLARY WORKS**

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The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'community consultees' in accordance with the provisions of the DMPO.

In accordance with the amended provisions under the 2020 Order, the pre-application information prepared in support of the application has been made available to view at <https://www.axisped.co.uk/consultations/>. The documents will be available for a period of 28 days. Paper copies of the documents can be made available where the request is made within the 28-day period below. The pre-application information has also been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLES 2C AND 2D

Our Ref: 3046-01/CH

13th May 2022

Cllr Terry Evans
Brooklyn
13 Ceiriog Close
Chirk
Wrexham
LL14 5SB

planning

transportation
planning

environment

design

Dear Cllr Evans,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE
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The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'community consultees' in accordance with the provisions of the DMPO.

In accordance with the amended provisions under the 2020 Order, the pre-application information prepared in support of the application has been made available to view at <https://www.axisped.co.uk/consultations/>. The documents will be available for a period of 28 days. Paper copies of the documents can be made available where the request is made within the 28-day period below. The pre-application information has also been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01-01/CH

Yours sincerely,

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves, likely representing the initials 'CH'.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLES 2C AND 2D

APPENDIX F

13th May 2022

Our Ref: 3046-01/CH

Dŵr Cymru Cyf
Linea
Fortran Road
St Mellons
Cardiff
CF3 0LT

planning

transportation
planning

environment

design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
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The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. Sewerage Undertakers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022 (which is 28 days from the date of this letter and the following weekend).

Chester Office:
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Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLE 2D

Our Ref: 3046-01/CH

13th May 2022

Hafren Dyfrdwy,
Packsaddle,
Wrexham,
LL14 4EH

planning

transportation
planning

environment

design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
ERECTION OF AN ENGINEERING STORE BUILDING TO INCLUDE APPRENTICE
WORKSHOP, AND ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. Water Undertakers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022 (which is 28 days from the date of this letter and the following weekend).

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLE 2D

13th May 2022

Health and Safety Executive
Regent House,
Regent Street
Wrexham
LL11 1PR

planning

transportation
planning

environment

design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
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Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. The Health and Safety Executive is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022 (which is 28 days from the date of this letter and the following weekend).

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Bretton
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CH4 0DH

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76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/CH

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLE 2D

Our Ref: 3046-01/CH

13th May 2022

The Welsh Ministers
Cathays Park
Cardiff
CF10 3NQ

planning

transportation
planning

environment

design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
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WORKSHOP, AND ANCILLARY WORKS**

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The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of an engineering store building to include apprentice workshop, and ancillary works, at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the Order. The Welsh Ministers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 12th June 2022 (which is 28 days from the date of this letter and the following weekend).

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Well House Barns
Bretton
Chester
CH4 0DH

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

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 2936-01/CH

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CH' with a stylized flourish.

Christopher Heather
Senior Consultant

Enc. NOTICE UNDER ARTICLE 2D

APPENDIX G

Bobby Clayton

From: LUP enquiries <LUPenquiries@hse.gov.uk>
Sent: 16 May 2022 16:40
To: Chris Heather
Subject: RE: Statutory Pre-application consultation - Kronospan, Chirk, Wrexham, LL14 5NT

Dear Chris,

Thank you for your letter of 16 May 2022 to the Land Use Planning advice team of the Health and Safety Executive (HSE), requesting comments on the pre-planning application for an engineering stores and ancillary works at Kronospan, Chirk.

HSE is a statutory consultee for certain developments within the Consultation Zones of major hazard sites and major accident hazard pipelines.

These types of development include:

- more than 500m² of office floor space;
- more than 750m² of floor space to be used for an industrial process;
- or developments which are otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

We also understand that the proposed development is in the consultation zone for the Kronospan major hazard site.

HSE has developed a Web App (<https://pa.hsl.gov.uk/>) to enable local planning authorities and developers to find out whether HSE's advice is "Advises Against" or "Doesn't Advise Against" a proposed development.

Therefore HSE asks Axisped to consult on this application by using Phase 1 and Phase 2 of the Planning Advice Web App provided at <https://pa.hsl.gov.uk/>.

The Web App asks local authority users to input the area of proposed development, and then provide information on different uses within the proposed development. The Web App may ask the following questions:

- Does the development include a workplace specifically for people with disabilities, e.g. sheltered workshops?
- Are there 100 or more occupants in any individual workplace building?
- Are there 3 or more occupied storeys in any workplace building?

Further information on the use of the Web App can be obtained from the guidance at <https://www.hse.gov.uk/landuseplanning/user-guides.htm> or via this email address (lupenquiries@hse.gov.uk).

We hope that this takes your pre-application forward.

Kind regards

Richard Lomax

Land Use Planning Advice Team | Chemical, Explosives and Microbiological Hazards Division 5B | Health and Safety Executive

Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS

<https://www.hse.gov.uk/landuseplanning/index.htm>



Please send enquiries on Land Use Planning to lupenquiries@hse.gov.uk

HSE's Land Use Planning web app is at <https://pa.hsl.gov.uk/>

Please note that aspects of this service may incur a fee for business users.

From: Chris Heather <chrisheather@axisped.co.uk>

Sent: 16 May 2022 14:18

To: LUP enquiries <LUPenquiries@hse.gov.uk>

Subject: Statutory Pre-application consultation - Kronospan, Chirk, Wrexham, LL14 5NT

Dear Sir / Madam,

Please see attached which is the formal consultation to you as a *Specialist Consultee*.

Full details are on our website: <https://www.axisped.co.uk/erection-of-an-engineering-store-building-to-include-apprentice-workshop-and-ancillary-works-at-kronospan-chirk/>

If you have any comments or queries please can you send them to consultations@axisped.co.uk.

Regards,

Chris Heather

Senior Consultant



chrisheather@axisped.co.uk

T: 0844 8700 007* | M: 07983 026078

Well House Barns, Chester Road, Bretton, Chester, CH4 0DH

www.axisped.co.uk

Visit our updated website **www.axisped.co.uk** to see the projects we've been working on.



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Interested in Occupational Health and Safety information?

Please visit the HSE website at the following address to keep yourself up to date

www.hse.gov.uk

Axis Ped
Well House Barns
Bretton
Chester
Chester
CH4 0DH

Date: 30/05/2022
Our Ref: PPA0006766

Dear Sir/Madam,

Site Address: Kronospan Limited, Holyhead Road, Wrexham.

Development: 2D: Erection of an engineering store building to include apprentice workshop, and ancillary works

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Firstly, we have considered the impact of domestic foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

SEWERAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Five Fords Wastewater Treatment Works which has a phosphate consent.

Surface Water Drainage

With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Chris Heather
Axispeed.co.uk

By E-mail

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date 30 May 2022

Llinell uniongyrchol
Direct line 0300 0257894

Ebost
Email: cadwplanning@gov.wales

Dear Mr Heather

Statutory pre-planning application to erect an engineering stores building at Kronospan Ltd, Holyhead Rd, Chirk.

Thank you for your letter of 6 May inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objections to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments:

**DE117 Castell y Waun Castle Mound
DE175 Pontcysyllte Aqueduct and Canal
DE288 The Holyhead Road: the Chirk Embankment and earlier trackways**

Registered historic parks and gardens:

**PGW (C) 15 Brynkinalt (grade II*)
PGW (C) 63 Chirk Castle (grade I)**

**World Heritage Site
Pontcysyllte Aqueduct and Canal**

The above designated historic assets are located inside 3km of the proposed development.

The application is accompanied by archaeological desk-based assessment, produced by Archaeology Wales which concludes that the proposed development

will not have a significant impact on the setting of the above designated historic assets or on the outstanding universal values of the World Heritage Site. We concur with this conclusion.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Gwynedd Archaeological Trust: <http://www.heneb.co.uk/>

Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of

historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.