

Cerys Jones

From: Mared Rees-Jones
Sent: 02 December 2021 11:46
To: planning_admin
Subject: FW: FW: P/2021/0808 - Kronospan NRW:08540648

Please add to file

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 01 December 2021 09:51
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Subject: RE: FW: P/2021/0808 - Kronospan NRW:08540648

Hi Mared,

Thank you for the information below and also the excerpt of the report Preliminary Risk Assessment and Contaminated Land Interpretative Report P04 showing the PRA as being Section 6. Having checked through the documents available on the portal I am unable to find the full version of this report containing the PRA – there is a document listed as 'PLN Additional Information received – web – RBS Preliminary Risk Assessment and Contaminated Land Interpretative Report P04 full size' uploaded 03/11/21 however the document this link leads to is not the same as shown in the attachment sent through on 25/11/21. The link leads to a ground investigation report produced by Geotechnics dated October 2017.

Would it be possible to have the full version of the Preliminary Risk Assessment and Contaminated Land Interpretative Report P04 uploaded to the portal as it doesn't appear to be available at the moment?

For completeness, I have included below a list of the documents we have checked on the portal specifically relating to contaminated land:

- PLN Additional Information received – web – RBS Preliminary Risk Assessment and Contaminated Land Interpretative Report P04 full size (03/11/21) **NO PRA** [PN173691 Factual Report \(wrexham.gov.uk\)](https://wrexham.gov.uk/PN173691-Factual-Report) (This appears to be a duplicated upload of PN173691 and does not match the excerpt sent as an attachment on 25/11/21 which has the PRA highlighted as Section 6.
- PLN Additional Information received – web – PN173691 Kronospan Storage Building Factual Report (03/11/21) **NO PRA** [PN173691 Factual Report \(wrexham.gov.uk\)](https://wrexham.gov.uk/PN173691-Factual-Report)
- PLN Additional Information received – web- PN214198 Kronospan Raw Board Storage Factual Report (03/11/21) **NO PRA** [PN214198 Factual Report \(wrexham.gov.uk\)](https://wrexham.gov.uk/PN214198-Factual-Report)
- PLN Discharge of conditions – Contamination Submission – web – 1620010941-RAM-XX-XX-SP-GE-0001 rev 02 (19/08/21) **NO PRA** [Ground Investigation Specification \(wrexham.gov.uk\)](https://wrexham.gov.uk/Ground-Investigation-Specification)
- PLN Discharge of conditions – contamination submission – web – RBS Contaminated Land Interpretative Report P03 Reduced [pagestream \(wrexham.gov.uk\)](https://wrexham.gov.uk/pagestream) (19/08/21) **NO PRA**

Many thanks for your assistance,
Kind regards
Rachael

----- Original Message -----

From: Mared Rees-Jones <mared.rees-jones@wrexham.gov.uk>;
Received: Thu Nov 25 2021 08:32:14 GMT+0000 (Greenwich Mean Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: FW: P/2021/0808 - Kronospan

Hi Rachael

Further to your email dated 22nd November requesting the preliminary risk assessment – please see below the additional information submitted by the agent yesterday.

Can you please confirm if NRW have seen this and whether the information submitted is acceptable. If not, can you please clarify why and what additional information needs to be submitted.

Thanks

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 24 November 2021 16:10
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Mared,

The additional information that was uploaded answered NRW's previous request to supply the earlier factual report and the other factual report which is already included within the main report. See NRW request below:

The Contaminated Land Interpretive Report makes reference to the following reports which contain information relating to ground conditions and contamination at the Site:

- *Geotechnics LTd, June 2021. Kronospan Raw Board Storage – Ground Investigation Factual Report (Reference PN214198)*
- *Geotechnics Ltd, October 2017. Kronospan Storage Building Factual Report.*

In respect of the NRW statement below – “there is no Preliminary Risk Assessment submitted”.

Please find attached the first four pages of the Preliminary Risk Assessment And Contaminated Land Report with the Preliminary Risk Assessment section highlight in the index – Section 6.

I am sure NRW will find the required information within the main 410 page report .

Thanks for your help with this.

Kind regards

Mike Titcombe
Projects Manager



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Wrexham LL14 5NT.

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m.titcombe@KRONOSPAN.co.uk
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Kronospan Limited registered in England.
Company Registration No 981905 CEO Mr. L.A. Scheibltreiter

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 22 November 2021 15:33
To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mike

I have had the following request through from NRW this afternoon:-

Our geoscience team have reviewed the additional information uploaded to the portal on 3rd November 2021 and have advised the 3 documents are identical and are factual Ground Investigation Report from 2017 and there is no Preliminary Risk Assessment submitted.

Please could you check with the applicant as to whether a Preliminary Risk Assessment has been completed and if so could they submit it? Also, the verification plan in relation to part of condition 7 and part of condition 6 has not been provided – please could you check with the applicant if these are also available?

Can you please get back to me in relation to the above queries.

Thanks

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 22 November 2021 14:50
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mared,

Just checking if you have any news on the information submitted?

Kind regards

Mike Titcombe
Projects Manager



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 04 November 2021 07:52
To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mike

Yes I received the email, the three correct documents have been received and uploaded to the web.

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 03 November 2021 16:20
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Subject: FW: P/2021/0808 - Kronospan
Importance: High

Hi Mared,

Can you please confirm you received the e-mail below concerning the incorrect information in the one of the links.

Thanks

Kind regards, Mike Titcombe

From: Titcombe, Mike
Sent: 03 November 2021 15:05
To: 'Mared Rees-Jones' <Mared.Rees-Jones@wrexham.gov.uk>
Subject: RE: P/2021/0808 - Kronospan

Mared,

Its good the link is working however it contained the wrong information! Very sorry about this but please use the new link below and delete the previous one.
Again please let me know if it works.

<https://portal.kronospan-it.com/index.php/s/FRzerJ7Zvj4dp78>

Kind regards, Mike Titcombe

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 03 November 2021 14:44
To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mike

Thanks, it's working this end now.

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 03 November 2021 14:42
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Mared,

The link works this end however we have created a new link below.
The two Geoetchnics reports could be sent by e-mail but the Report is too large.
Please try the new link and let me know if it is successful.

<https://portal.kronospan-it.com/index.php/s/2vcbzPgClXctxbX>

Kind regards

Mike Titcombe
Projects Manager



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Company Registration No 981905 CEO Mr. L.A. Scheibltreiter

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 03 November 2021 14:03
To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mike

The link doesn't work. Are you able to send me these via pdf documents please.

Thanks

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 03 November 2021 11:05
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>

Subject: RE: P/2021/0808 - Kronospan

Hi Mared,

Again please accept my apologies for the late reply.

The link below contains the two Geotechnics documents mentioned by MRW below along with the revised report which now includes the PRA.

[Please check it!](#)

Kind regards

Mike Titcombe
Projects Manager



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 11 October 2021 11:26

To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>

Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>

Subject: RE: P/2021/0808 - Kronospan

Hi Mike

I went back to NRW on this to establish exactly what they needed, please see below the response I received:-

Have they produced a Preliminary Risk Assessment, which forms the first part of the planning condition that has been recommended for the Site? A Site Investigation Report has been submitted, but it is expected that the PRA as the stage before this, would help identify any future works required and would help inform the SI.

The Contaminated Land Interpretive Report makes reference to the following reports which contain information relating to ground conditions and contamination at the Site:

- *Geotechnics LTd, June 2021. Kronospan Raw Board Storage – Ground Investigation Factual Report (Reference PN214198)*
- *Geotechnics Ltd, October 2017. Kronospan Storage Building Factual Report.*

These reports are not on the planning portal – are there copies of these available and if not, can these be made available? These report may contain the information required, such as a Conceptual Site Model which would have informed the SI strategy they have carried out.

For further information on this process, the Land Contamination Risk Assessment web pages have guidance available: ([LCRM: Stage 1 risk assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/land-contamination-risk-assessment-stage-1)) which outlines what is expected for a tiered risk assessment and site appraisal. The first stage of any site investigation or contamination assessment is a Preliminary Risk Assessment (PRA) or desk based study; this is a standard report produced on all of these sites and outlines the site objectives, potential pollutant linkages from the site usage and history, the conceptual site model, and what further action is required (not an exhaustive list).

The response issued from NRW in 2017 highlighted that a PRA had not been undertaken, we still cannot find reference to one – these documents help us to identify whether the Site has been adequately characterised for the further recommended works (such as site investigations and risk assessments).

The reports NRW mention in their response do not appear to have been submitted – are these able to be submitted? If so, as they set out, it may mean that these would cover what NRW require in order to be able to complete the assessment.

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 29 September 2021 17:35
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Dear Mared,

In relation to NRW's request below please find attached document: **Contaminated land Interpretative Report** Risk Assessments can be found within the main body of the document between pages 1 to 40 along with appendices in support.

I hope this satisfies their request, however if I have misunderstood please let me know.

Thanks

Kind regards

Mike Titcombe
Projects Manager



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 28 September 2021 12:08

To: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Hi Mike

Thanks for the additional information.

NRW have requested the following:-

A Preliminary Risk Assessment in relation to the Contaminated Land Interpretive Report and submission of a Verification Report. Until these documents have been received, they advise that they are unable to give any recommendations without reviewing these documents.

If you have any queries, please let me know.

Mared

From: Titcombe, Mike <m.titcombe@KRONOSPAN.co.uk>
Sent: 13 September 2021 13:23
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Baker, Keith <K.Baker@KRONOSPAN.co.uk>
Subject: RE: P/2021/0808 - Kronospan

Dear Mared,

In Keith Bakers absence I am replying to your e-mail of 10.09.2021 regarding discharging of the planning condition relating to noise.

To comply with condition 3 of the raw board store we have been in contact with the proposed supplier, our technical specification supplied to them states as per the Noise Impact Assessment paragraph 6.3 Mitigation: "The cladding is to be specified with a Rw value of 24dB or greater so that the noise level at 1m from the building does not exceed approximately 60 dB (A) @1m" and "door openings, ventilation louvres, cowls or ducting to be fitted with suitable doors or silencers so noise does not exceed approximately 60dB(A) @1m from building".

Kind regards

Mike Titcombe
Projects Manager



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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a

defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at
www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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