
KRONOSPAN, CHIRK

PLANNING APPLICATION FOR THE DEVELOPMENT OF AN ORIENTED STRAND BOARD PRODUCTION FACILITY

PLANNING APPLICATION PRE-APPLICATION CONSULTATION (PAC) REPORT

June 2018



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1.0 INTRODUCTION

1.1 Overview

- 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 development of an Oriented Strand Board Production Facility (the Proposed Development).
- 1.1.2 The Proposed Development would be undertaken at the Kronospan manufacturing facility on the industrial site that forms part of Maesgwyn Farm off Holyhead Road, Chirk, Wrexham. The Kronospan site is located on land adjacent to Holyhead Road (the B5070), Chirk and covers a total area of approximately 40 hectares.
- 1.1.3 In accordance with The Town and Country Planning (Development Management Procedure) (Wales) Amendment Order 2016 (DMPO 2016), the applicant has undertaken the necessary public consultation procedures prior to submitting a major application. 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 Two site notices were erected on the 25th May 2018 publicising the proposed application. These notices were attached to lamp posts off site previously used by Wrexham County Borough Council for posting notices. 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.

2.2.3 Notice was providing in writing to Mr C J Ryan, the owners/occupiers of the land adjoining the land to which the application relates (*'Neighbour Consultees'*) in accordance with article 2C(1)(a)(ii). The notices were sent by recorded delivery, on the 25th May 2018. Copies of the notices sent to Neighbour Consultees are provided in Appendix D in accordance with article 2F(2)(c). Also in accordance with 2F(2)(c), the addresses of the Neighbour Consultees are provided in Table 1 below.

Table 1	
Neighbour Consultee Name	Neighbour Consultee Address
Mr C J Ryan	Kronospan Property Ltd. Maesgwyn Farm, Chirk, Wrexham LL14 5NT

-
- 2.2.4 Applicants are required 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 information required to be made available is set out within article 2C(b)(i-v). 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 29th May 2018 for 28 days. A record of visitors was taken at the reception. No members of the public visited the Kronospan site to view the draft planning application.

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, then they must give them the notice in writing of the proposed application. Pursuant to Article 2D(2) the Councillor representing Chirk South ward on Wrexham Borough County Council and the Clerk of Chirk Town Council were consulted by notice in writing on the 29th May 2018. 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 29th May 2018, along with a CD copy of the documents placed on public deposit, to the following Specialist Consultees; Dee Valley Water, Dŵr Cymru Cyf, the Health and Safety Executive and the

Welsh Ministers. One response was provided by Dŵr Cymru Cyf and this response is contained within Appendix G.

- 2.3.5 The Planning Directorate wrote to the Agent via email to advise that the consultation request sent to the Welsh Ministers should in fact be 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*'¹. The pre-application consultation request was subsequently sent to CADW1@wales.gsi.gov.uk however a response from Cadw has not been received.

2.4 Additional Non Statutory Publicity and Consultation

- 2.4.1 In addition to the statutory requirements for publicity, a public exhibition was held in July 2017 to present the development proposals that would be put forward under the Kronospan Vision 2020, including the OSB project. The exhibition was advertised through a letter drop and placing adverts in local newspapers.

Letter Drop

- 2.4.2 A letter drop was completed by Royal Mail on 1st July 2017 to 2428 properties; i.e. all residential and business properties in the LL14 5 postcode area. The letter provided details of the Kronospan Vision 2020 public exhibition and invited people to attend the exhibition to learn more about the proposals. The letter is contained in Appendix H.

Newspaper Advertisement

- 2.4.3 A newspaper advert was placed in the Border Counties Advertiser on 4th July 2017. This advertisement publicised the proposals and provided details of the public exhibition. The Wrexham Leader also carried the text of the advertisement as a journalistic article on 3rd July 2017. A copy of the newspaper advertisement and the advertisement as shown in the newspapers is contained within Appendix I.

¹ <https://gov.wales/topics/planning/development/pre-application-consultation-and-notification/?lang=en>

Public Exhibition

- 2.4.4 On the 6th July 2017 between the hours of 1pm – 8pm a public exhibition was held at Chirk Parish Hall.
- 2.4.5 Staff from the Agent and Kronospan were present at this exhibition and available to answer visitors' questions. The Kronospan Vision 2020, which is Kronospan's development vision for the site over the next three years, was explained to attendees. The Proposed Development was described within the exhibition. A scale model of the site including the Proposed Development was available for the public to view. Comment cards were available for visitors to provide their comments in a written format.
- 2.4.6 Thirty-five people attended the exhibition and a summary of the written comments and verbal comments received are provided in Section 3, Table 2. Four written comments were provided by visitors to the exhibition and these are contained within Appendix J.

Chirk Town Council Meeting with Mike McKenna

- 2.4.7 Chirk Town Council borrowed a copy of the draft application during the pre-application consultation period. Six members of the Chirk Town Council planning sub-committee met with Kronospan Chairman Mike McKenna on 12th June and one member who could not attend the meeting on the 12th June visited the site on 21st June. At these meetings a model of the site (including the Kronospan Vision 2020 projects) was presented and discussions were held between the members and Mr McKenna on the OSB facility proposal. At these meetings, verbal feedback was provided on the following points:
- Cladding colour;
 - Traffic impacts; and
 - The scale of the building.
- 2.4.8 Further detail of the feedback provided by Chirk Town Council is contained in Section 3.0.

3.0 CONSULTATION RESPONSES RECEIVED

3.1 Introduction

- 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. The applicant has gone beyond the statutory requirements and undertaken community consultation with local residents and provided them with the opportunity to attend a public exhibition and find out more about the Proposed Development from the agent and Kronospan.
- 3.1.2 Table 2 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 carried out on the Kronospan Vison 2020 programme (see Section 2.2. above).

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
Neighbour Consultee			
Mr C J Ryan	None	-	-
Community Consultees			
Chirk Town Council	The exterior colour of the development. The HGV movements associated with the Proposed Development.	Chirk Town Council would like the colour of the OSB facility to be Goosewing Grey. Chirk Town Council raised concerns about the level of HGV movements associated with the Proposed Development and have raised the prospect of a road to take traffic off Holyhead Road. Kronospan recognise the concerns of Chirk Town Council in relation to site traffic.	The final colour of the Proposed Development could be agreed through condition and Kronospan would welcome the opportunity to come to mutual agreement with the Local Planning Authority on this point. The Transport Assessment completed to inform the application has confirmed that there is no technical reason that an alternative to Holyhead Road is required at the moment and that the current arrangements are safe and do not cause unacceptable amenity effects. However, Kronospan will consider the feasibility of providing a road to take site traffic off Holyhead Road as a separate initiative in recognition of the local concern to HGV traffic from the site. It should be noted that there would be several constraints to the delivery of an alternative access including land ownership (Kronospan do not own all of the land that would be required) and policy constraints

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
	The scale of the building.	Chirk Town Council expressed that they did not have concerns about the scale of the Proposed Development.	
Councillor Terry Evans	None	-	-
Specialist Consultees			
Dee Valley Water	None	-	-
Dŵr Cymru Cyf	Confirms no objection to the Proposed Development and offers standing advice.	No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. The disposal of surface water should be made through a hierarchical approach and infiltration is the preferred method.	No changes or alternatives to the proposed water disposal methods are suggested and the proposed methods are suitable. The advisory notes are acknowledged and have been provided to Kronospan for future reference.
Health and Safety Executive	None	-	-
The Welsh Ministers (Cadw)	None	-	-
Other representations received through publicity process on the Vision 2020 programme			
Pubic Exhibition Written Response	Supportive	The objective of dust reduction appears to be met overtime, the proposals should be outcome based and measured over the years to come. Offers of visits to the factory for the local population would further assist in improving local perceptions.	No modifications required to the application.

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
Public Exhibition Written Response	Supportive	Good to see broadleaf planting and they will be glad to see less dust and hear less noise.	No modifications required to the application.
Public Exhibition Written Response	Generally supportive, concerns regarding the long term effect on the local community.	Looking forward to the improvements in noise and air pollution. Underlying concerns regarding the assessment of the cumulative effects on the long term health of the local community. Will this be addressed through the planning process and if not how will it be examined?	No modifications required to the application.
Public Exhibition Written Response	Supportive	Great to see investment in the plant and the future of the village. Looking forward to the approval of the plans.	No modifications required to the application.
General nature of the verbal comments provided by visitors to the public exhibition	Supportive of the proposals	In general, those attending the exhibition were supportive of the proposals and the ongoing improvements to reduce noise emissions and improve air quality resulting from the operations at the site. Some attendees used the exhibition as an opportunity to raise concerns / issues in relation to operational matters at the site. Some visitors commented that it was taking a long time for the improvements to be realised and stated that they would appreciate more communication from the	No modifications required to the application.

Table 2 – Consultation Responses

Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
		company. The opportunity to raise comments with Kronospan at the exhibition was welcomed.	

4.0 CONCLUSIONS

4.1 Conclusion

- 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 Development of An Oriented Strand Board Production Facility at the Kronospan site in Chirk.
- 4.1.2 The applicant has undertaken a formal pre-application consultation exercise in accordance with the requirements of the DMPO 2016. In addition to consulting those bodies identified within the regulations (Community Consultees and Specialist Consultees), the applicant also undertook consultation in July 2017 to gain the views of local people on the Vision 2020 development programme.
- 4.1.3 In addition the applicant has undertaken the notification requirements set out within the DMPO 2016, including notifying adjacent landowners (Neighbour Consultees) and placing the draft application on deposit.
- 4.1.4 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.