

The Planning Inspectorate

PLANNING APPEAL FORM WALES (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/H6955/A/19/3227571

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA issue a decision? Yes ☐ No ☒

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☒ No ☐

Address

Is the appeal site within a Green Belt? Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☒ No ☐

Please describe the health and safety issues

The site is an active industrial manufacturing facility. As such any visits to the site will need to be accompanied.

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

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

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.25 hectare(s)

Area of floor space of proposed development (in square metres)

2447 sq metre(s)

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission. ☐
2. Granted planning permission for the development subject to the conditions to which you object. ☐
3. Refused approval of the matters reserved under an outline planning permission. ☐
4. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
5. Refused to approve any matters required by a condition on a previous planning permission. ☐
6. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☒

G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☐ No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☐ No



2. Hearing



3. Inquiry



H. GROUNDS OF APPEAL

The grounds are set out in

☐ the box below

☒ see 'Appeal Documents' section

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

☐ No



I. COSTS

Do you intend to submit a costs application with this appeal?

Yes

☐ No



Details of the costs application are set out in

☐ the box below

J. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



Owner's Name:

Kronospan Property Ltd (Mr C J Ryan)

Date the notice was served:

29/04/2019

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



J. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



K. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.



02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).



03. A copy of the LPA's decision notice (if issued).



04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.



05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given to those sent to the LPA.



06. A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g drawings for illustrative purposes). ☐
07. A copy of the design and access statement. ☒
08. Additional plans or drawings relating to the application but not previously seen by the LPA. ☐
09. Any relevant correspondence with the LPA. ☐
10. (a) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose the relevant outline application. ☐
10. (b) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose all plans sent at outline application stage. ☐
10. (c) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose the original outline planning permission. ☐
11. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
12. If the appeal is against the LPA's failure to decide an application, please supply a copy of the letter registering your application. ☒
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐

L. ADDITIONAL INFORMATION

- | | |
|---|---|
| Is flooding an issue? | Yes ☐ No ☒ |
| Does the development affect the setting of a listed building? | Yes ☐ No ☒ |
| Is the appeal site within an Area of Outstanding Natural Beauty (AONB)? | Yes ☐ No ☒ |
| Does the site lie within a Conservation Area? | Yes ☐ No ☒ |
| Does the site lie within green wedge? | Yes ☐ No ☒ |

M. OTHER APPEALS

- | | |
|---|---|
| Have you sent other appeals for this or nearby sites to us which have not yet been decided? | Yes ☐ No ☒ |
|---|---|

N. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, personal details form and any supporting documents not previously sent as part of the application to the LPA. If you do not send them a copy of these forms and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal and personal details form
- locating your local planning authority's email address:
<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your forms, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

O. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	GROUND OF APPEAL
Document Description:	A copy of the grounds of appeal.
File name:	CD 1.1ii Figure 2 Cumulative Developments.pdf
File name:	CD 1.1ii Figure 1 Site Location Plan.pdf
File name:	CD 1.1ii 2197-01 Planning Statement FINAL.pdf
File name:	CD 1.1ii Appendix C Kronospan-OSB-NVC-Noise 12.06.2018.pdf
File name:	CD 1.1ii Appendix D KCPA16-OSBApplication-v2A.pdf
File name:	CD 1.1ii Appendix B1 2197-01-TA01a May 2018 DRAFT FOR PAC.pdf
File name:	CD 1.1ii Appendix B2 2197-01-TA01a DRAWINGS May 2018.pdf
File name:	CD 1.1ii Appendix B3 2197-01-TA01a FIGURES.pdf
File name:	Appendix A3 Effects on Landscape Character.pdf
File name:	Appendix A4 Effects on Viewpoints.pdf
File name:	Appendix A6 Cumulative Assessment_rev5.pdf
File name:	Appendix A2 Wrexham LANDMAP SPG.pdf
File name:	Appendix A1 LVIA Methodology.pdf
File name:	Appendix A LVIA_FINAL_v6.pdf
File name:	Appendix A5 ZTV.pdf
File name:	CD 1.1ii Appendix B4 2197-01-TA01a APPENDICES.pdf
File name:	CD 1.1ii App A LVIA Figure 1 Landscape and Visual Context.pdf
File name:	CD 1.1ii App A LVIA Figure 2b Viewpoint B.pdf
File name:	CD 1.1ii App A Cumulative Photomontage B.pdf
File name:	CD 1.1ii App A LVIA Figure 2f Viewpoint F.pdf
File name:	CD 1.1ii App A Cumulative Photomontage L.pdf
File name:	CD 1.1ii App A Cumulative Photomontage F.pdf
File name:	CD 1.1ii App A Cumulative Photomontage I.pdf
File name:	CD 1.1ii App A LVIA Figure 2l Viewpoint L.pdf
File name:	CD 1.1ii App A LVIA Figure 3c Comparative Photomontage I.pdf
File name:	CD 1.1ii App A Cumulative Photomontage E.pdf
File name:	CD 1.1ii App A LVIA Figure 2h Viewpoint H.pdf
File name:	CD 1.1ii App A LVIA App 5 Fig 2 OSB ZTV Proposed_revC (low res).pdf
File name:	CD 1.1ii App A LVIA Figure 2e Viewpoint E.pdf
File name:	CD 1.1ii App A LVIA Figure 3b Comparative Photomontage E.pdf
File name:	CD 1.1ii App A Cumulative Photomontage N.pdf
File name:	CD 1.1ii App A LVIA Figure 2i Viewpoint I.pdf
File name:	CD 1.1ii App A Cumulative Photomontage C.pdf
File name:	CD 1.1ii App A LVIA Figure 2c Viewpoint C.pdf
File name:	CD 1.1ii App A LVIA Figure 2n Viewpoint N.pdf
File name:	CD 1.1ii App A LVIA Figure 2d Viewpoint D.pdf
File name:	CD 1.1ii App A Cumulative Photomontage D.pdf
File name:	CD 1.1ii App A LVIA Figure 3a Comparative Photomontage A.pdf
File name:	CD 1.1iv 2197-01-01 Statutory Plan (Rev C).pdf
File name:	CD 1.1ii App A LVIA Figure 2k Viewpoint K.pdf
File name:	CD 1.1ii App A Cumulative Photomontage J.pdf
File name:	CD 1.1ii App A Cumulative Photomontage H.pdf
File name:	CD 1.1ii App A LVIA App 5 Fig 3 OSB ZTV Combined_revC (low res).pdf
File name:	CD 1.1ii App A Cumulative Photomontage M.pdf
File name:	CD 1.1ii App A LVIA App 5 Fig 1 OSB ZTV Existing_revC (low res).pdf

File name: CD 1.1ii App A LVIA Figure 2g Viewpoint G.pdf
File name: CD 1.1ii App A LVIA Figure 2m Viewpoint M.pdf
File name: CD 1.1ii App A Cumulative Photomontage G.pdf
File name: CD 1.1ii App A Cumulative Photomontage K.pdf
File name: CD 1.1ii App A LVIA Figure 2j Viewpoint J.pdf
File name: CD 1.1iv 2197-01-02 Site Plan and Elevations (Rev B).pdf
File name: CD 1.1ii App A LVIA Figure 2a Viewpoint A.pdf
File name: CD 1.1ii App A Cumulative Photomontage A.pdf
File name: CD 1.1vi Validation Checklist Document.pdf
File name: CD 1.1i Application Form and Certificates.pdf
File name: CD 1.1iii 2197-01 Design and Access Statement FINAL.pdf
File name: CD 1.3iii Minutes of Planning Committee 4th March 2019.pdf
File name: CD 1.3i Addendum Committee Report 4th March 2019.pdf
File name: CD 1.5 7000_578.pdf
File name: CD 1.5 Traffic Mgt Plan rev 1118 FINAL.pdf
File name: CD 1.4 Acknowledgement Letter.pdf
File name: CD 1.2 Landscape Strategy vFinal 28_09_18.pdf
File name: CD 1.3ii Committee Report 4th March 2019.pdf
File name: CD 1.6 Highways TN J000078-TN01a.pdf
File name: CD 2.14 Submission of TMP 30th November 2018.pdf
File name: CD 2.24 Development Management 21st Feb 2019.pdf
File name: CD 2.21 Axis Response to Highways Queries 15th Feb 2019.pdf
File name: CD 2.16 Axis Email to Officer 17th Dec 2018.pdf
File name: CD 2.18 Axis Response to Highways Queries 21st Jan 2019.pdf
File name: CD 2.23 Axis Response to Highways Queries 21st Feb 2019.pdf
File name: CD 2.19 Submission of Tech Note 22nd Jan 2019.pdf
File name: CD 2.22 Highways Response 19th Feb 2019.pdf
File name: CD 2.25 Axis Response to Development Management 21st Feb 2019.pdf
File name: CD 2.15 Highways Email to Officer 10th Dec 2018.pdf
File name: CD 2.20 Highways Response 14th Feb 2019.pdf
File name: CD 2.17 Highways Email to Officer 17th Jan 2019.pdf
File name: CD 2.4 CPAT.pdf
File name: CD 2.5 WCBC Env Protection.pdf
File name: CD 2.7 WCBC Highways 22nd Feb 2019.pdf
File name: CD 2.3 Canal and River Trust.pdf
File name: CD 2.8 HSE 2.pdf
File name: CD 2.10 NRW.pdf
File name: CD 2.6 WCBC Highways 12th Nov 2018.pdf
File name: CD 2.11 Wales Utilites 4.pdf
File name: CD 2.2 Cadw.pdf
File name: CD 2.8 HSE 1.pdf
File name: CD 2.1 AONB Group.pdf
File name: CD 2.11 Wales Utilities 1.pdf
File name: CD 2.13 Welsh Water.pdf
File name: CD 2.9 National Trust.pdf
File name: CD 2.11 Wales Utilites 5.pdf
File name: CD 2.12 Welsh Government.pdf
File name: CD 2.11 Wales Utilities 3.pdf
File name: CD 2.11 Wales Utilites 2.pdf
File name: CD 1.1v Appendix I PAC Notice Newspaper Asdvertisement.pdf
File name: CD 1.1v Appendix I PAC Notice Chirk Kronospan Ad The Advertizer.pdf
File name: CD 1.1v Appendix I PAC Notice Consultation Ad The Leader.pdf
File name: CD 1.1v PAC Appendix G Dwr Cymru Response.doc
File name: CD 1.1v PAC Appendix D Notice Mr C J Ryan.pdf
File name: CD 1.1v PAC Report Appendix J Written Comments from Consultation Event (Redacted Personal Details).pdf
File name: CD 1.1v PAC Report Appendix H LL14 5 Letter.pdf
File name: CD 1.1v PAC Report Appendix B Site Notices.pdf

File name:	CD 1.1v 2197 Kronospan OSB Pre-application Consultation Report.pdf
File name:	CD 1.1v PAC Report Appendix A Site Notice Photographs.pdf
File name:	CD 1.1v PAC Report Appendix C Site Notice Declaration.pdf
File name:	CD 1.1v Appendix F PAC Notice Welsh Ministers.pdf
File name:	CD 1.1v Appendix F PAC Notice Dee Valley Water.pdf
File name:	CD 1.1v Appendix F PAC Notice HSE.pdf
File name:	CD 1.1v Appendix F PAC Notice Dwr Cymru Cyf.pdf
File name:	CD 1.1v Appendix E PAC Notice Cllr Evans.pdf
File name:	CD 1.1v Appendix E PAC Notice Mr Shaun Jones (CTC).pdf
File name:	CD 4.1 Subjective Wellbeing and Employment.pdf
File name:	CD 4.4 One Wales One Planet The Sustainable Development Scheme of the Welsh Assembly Government (May 2009).pdf
File name:	CD 4.6 TAN 12 Design.pdf
File name:	CD 4.2 Well-being of Future Generations (Wales) Act 2015.pdf
File name:	CD 4.5 People, Places, Futures. The Wales Spatial Plan 2008 Update (July 2008).pdf
File name:	CD 3.1 WCBC UDP.pdf
File name:	CD 4.3 PPW 10.pdf
File name:	CD 3.2 Chirk Assessment and Managemnt Plan.pdf
File name:	CD 3.4 Schedule of Focussed Changes and Minor Editing Changes.pdf
File name:	CD 3.3 Wrexham LDP Deposit Plan Written Statement March 2018.pdf
File name:	CD 4.9 Local Planning Guidance Note No. 26.pdf
File name:	CD 4.12 House of Commons Briefing Paper Number 06492.pdf
File name:	CD 4.8 TAN 24 The Historic Environment.pdf
File name:	CD 4.11 Local Planning Guidance Note No. 33.pdf
File name:	CD 4.7 TAN 23 Economic Development.pdf
File name:	CD 4.13 Regional and sub-regional productivity in the UK February 2019.pdf
File name:	CD 4.10 Wrexham County Borough Council - Council Plan 2017-22 (2017) & Economic Prosperity Strategy 2012-2016.pdf
File name:	2623 Statement of Case FINAL.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	Application Form and Certificates.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
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File name:	2197-01-01 Statutory Plan (Rev C).pdf
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File name:	Validation Checklist Document.pdf
File name:	2197-01 Planning Statement FINAL.pdf
File name:	2197-01 Design and Access Statement FINAL.pdf
File name:	List of Documents and Drawings.pdf
File name:	Appendix E S1928-0130-0002RSF Air Quality Assessment for OSB Line_Issue 5_inc Figures (low res).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement.
File name:	2197-01 Design and Access Statement FINAL.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	12. A copy of the letter registering your application if the appeal is against the LPA's failure to decide an application.
File name:	Acknowledgement Letter.pdf
Completed by	MR ANDREW RUSSELL
Date	29/04/2019 11:39:29