
KRONOSPAN, CHIRK

PLANNING APPLICATION FOR THE DEVELOPMENT OF A LOG DELIVERY AND TRANSFER SYSTEM AND BUILDING TO HOUSE A REPLACEMENT WOOD CHIPPING AND FLAKING SYSTEM

PLANNING APPLICATION PRE-APPLICATION CONSULTATION (PAC) REPORT

August 2017



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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 a raw board store (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 Three site notices were erected on the 3rd July 2017 publicising the proposed application. The site notices were displayed at 3 lampposts located off site which had previously been used by Wrexham County Borough Council for posting notices. A copy of the Site Notice is provided at Appendix A 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 B.

2.2.3 Notice was provided in writing to Mr C J Ryan, the owner of the land adjoining the land to which the application relates (*'Neighbour Consultee'*) in accordance with article 2C(1)(a)(ii). The notice was sent by recorded delivery, on the 3rd July 2017. A copy of the notice sent to Mr C J Ryan is provided in Appendix C in accordance with article 2F(2)(c). Also in accordance with 2F(2)(c), the address of the Neighbour Consultee is provided in Table 1.

Table 1

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

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- 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 4th July 2017 for 28 days. A record of visitors was taken at the reception, one person inspected the deposit draft but they did not leave any comments.

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 3rd July 2017. Copies of all notices given to Community Consultees are contained within Appendix D.
- 2.3.3 The Clerk of Chirk Town Council provided a response on 31st July 2017 via email to the agent and this is contained within Appendix E.

Specialist Consultees

- 2.3.4 '*Specialist Consultees*' are defined within Schedule 4 of the DMPO 2016. Article 2D(3) 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.

2.3.5 Notice was provided in writing on the 3rd July 2017, along with a CD copy of the documents placed on public deposit, to; Dee Valley Water, Dŵr Cymru Cyf, the Health and Safety Executive and the Welsh Ministers. The responses received from Specialist Consultees are contained within Appendix G.

2.3.6 Whilst not a statutory requirement an email setting out who would be consulted during the pre-application process was provided to Wrexham County Borough Council on 13th June 2017, the purpose of which was to confirm that the planning authority was content with the consultations proposed and that no other individuals or statutory consultees should be consulted. However, the Council did not respond to this correspondence.

2.4 Additional Non Statutory Publicity and Consultation

2.4.1 In addition to the statutory requirements for publicity, a public exhibition was undertaken to inform the public of the development plans proposed by Kronospan. 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 public exhibition to be held 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.

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.

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- 2.4.5 Staff from the agents and Kronospan were present at this exhibition and available to answer visitors' questions. The Kronospan 2020 Vision, 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 copy of the draft planning application was available for inspection and 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.

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 (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	-	-
Network Rail	None	-	-
Community Consultees			
Chirk Town Council	The exterior colour of the development.	Chirk Town Council will be visiting Kronospan to find out more about the programme of improvements at the factory. The Councillors would like due consideration to be given to the exterior colour of the development, the Councillors consider grey to stand out. They would like a green instead.	The colour of the proposed development was discussed with WCBC at the pre-application meeting. It was agreed that grey would be in keeping with other buildings and structures at the site and that this colour is preferred due to its recessive nature. The colour of the buildings has therefore not been altered. The Design and Access Statement has been modified to further explain the rationale for selecting grey.
Councillor Terry Evans	None	-	-
Specialist Consultees			
Dee Valley Water	None	-	-
Dŵr Cymru Cyf	Comments with regard to the proposed arrangements for foul	No comment at this stage as the proposal does not include plans to discharge any new flows to the public sewer.	The advisory notes are acknowledged and have been provided to Kronospan for future reference.

Table 2 – Consultation Responses			
Name of Consultee	Nature of comment received	Summary of issues raised	How addressed within application
	sewerage and surface water drainage.	General advisory notes regarding the procedures for connecting to the public sewer.	
Health and Safety Executive	None	-	-
The Welsh Ministers	Cultural Heritage	The heritage appraisal needs to be updated in light of the updated TAN 24 The Historic Environment (May 2017). The assessment of impacts upon the World Heritage Site must be amended to take account of the guidance given in Managing Change in World Heritage Sites in Wales (May 2017). The assessment of the impact of the Proposed Development upon the Pontcysyllte Aqueduct and Canal must include an assessment on the setting of the Scheduled Monument, using the methodology outlined in Setting of Historic Assets, as well as an assessment on the impacts upon this asset as a World Heritage Site.	The Heritage Appraisal submitted as Appendix C to the Planning Statement has been amended to reflect the updated TAN 24 and the associated guidance notes. This has not altered the findings of the assessment and it has been concluded that the Proposed Development would not result in a significant adverse effect on the Outstanding Universal Value of the Pontcysyllte Aqueduct and Canal World Heritage Site or the heritage significance of the Pontcysyllte Aqueduct and Canal Scheduled Monument.
Other representations received through publicity process			
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.	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
		Offers of visits to the factory for the local population would further assist in improving local perceptions.	
Pubic 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.
Pubic 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.
Pubic 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.	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
		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 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 a raw board store 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 has also undertaken consultation with local people to gain their views on the draft application.
- 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.