axis

planning

transportation planning

environment

design

Our Ref: AR/2196-01

3rd July 2017

Mr C J Ryan
Maesgwyn Farm
Chirk
Wrexham

Dear Mr Ryan

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION UNDER ARTICLE 2 FOR THE DEVELOPMENT OF A RAW BOARD STORE

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 which amends the requirements for pre-application consultation under Article 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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 for the development of a Raw Board Store at Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the 2016 Order 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 Order.

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), to be received no later than the 1st August 2017 (i.e. 28 days from the date of this letter).

Yours sincerely

Andrew Russell
Technical Director

Enc. NOTICE UNDER ARTICLES 2C AND 2D

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
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Registered in England and Wales
Company No. 3872453

Registered Office

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016

PRE-APPLICATION NOTICE

Amendment to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

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 **Construct a Raw Board Store.**

You may inspect copies of:

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

You may view this information at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT between the hours of: Monday to Friday 0830 to 1700 hrs.

Anyone who wishes to make representations about this proposed development must write to the agent at **Axis, Unit 11, Well House Barns, Chester Road, Bretton, Flintshire, CH4 0DH** by **1st August 2017**.

Signed: Andrew Russell

Date: 3rd July 2017