KRONOSPAN, CHIRK

PLANNING APPLICATION FOR THE DEVELOPMENT OF A RAW BOARD STORE

APPLICATION VALIDATION STATEMENT

August 2017

Chester Office | Well House Barns | Chester Road | Bretton| Chester | CH4 0DH

South Manchester Office | Camellia House | 76 Water Lane | Wilmslow | SK9 5BB

t 0844 8700 007 | **e** enquiries@axisped.co.uk

Application Validation Statement

This document represents an appraisal of the national statutory requirements set out in respect of information required to be submitted as part of, or to accompany, an application for full planning permission. In addition to the information required to be submitted by statutory provisions, a number of national policy and guidance documents exist that recommend the extent and content of information which should be submitted in support of an application. Furthermore, Wrexham County Borough Council (WCBC) has developed a list of relevant information required for most types of application. If relevant information is missing the Council confirms that an application will not be registered as valid.

The table below identifies all requirements (both statutory and non-statutory, national and local) for applications for full planning permission for new buildings, engineering works or extensions. Only local application validation information *relevant* to the nature of the development is required to be submitted. The table sets out the information required, the approach adopted by the applicant in meeting that requirement (where relevant) and confirmation that the requirement has been complied with.

The content of information required to comply with the national statutory and local validation requirements was discussed with WCBC through a formal pre-application meeting.

On the basis that the planning application covers a total area of 0.369ha and includes the development of a building with a gross external floorspace of 3,690m^2 it is an application for major development.

Application Validation Checklist Table

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Application Forms (including ownership certificates and notices)	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012	Article 5 of the Procedure Order requires that applications: *"be made in writing to the local planning authority on a form published by the Welsh Ministers (or a form substantially to the like effect)".*	Submission is made in accordance with statutory requirements. The relevant forms and certificates were completed electronically using the Planning Portal.	✓
Location Plan	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012	Article 5 of the Procedure Order requires the submission of: *"a plan which identifies the land to which the application relates"*	A Statutory Plan (Planning Application Boundary) (drg no.2130-01-001) is provided at 1:500@A1 showing the application boundary (red line) and other land owned or in control of the applicant (blue line). A Site Location Plan (Figure 1) is provided at a scale of 1:10 000@A3 and identifies road and buildings on adjoining land sufficient to ensure the exact location of the development is clear.	✓

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			Site Plans and Elevations are all provided at a recognisable and suitable scale illustrating the detail of the development proposed.	
Any other plans and drawings	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012	The Procedure Order requires submission of: *"any other plans, drawings and information necessary to describe the development which is the subject of the application;"* *"Any plans or drawings required to be provided … must be drawn to an identified scale and, in the case of plans, must show the direction of north.*	The application is supported by a raft of additional plans and drawings which provide the necessary information to describe the development in full.	✓
Design and Access Statement	The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016	Article 7 of the Procedure Order requires that: *7.—(1) Subject to paragraph (2), paragraph (3) applies to an application for planning permission— (a) for major development; (b) where any part of the development is in a designated area, for development consisting of— (i) the provision of one or more dwellinghouses; or (ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more……* *(3) An application for planning permission to which this paragraph applies must be accompanied by a statement ("a design and access statement") which complies with paragraph (4).*	A Design and Access Statement has been submitted with the application.	✓
Planning Application Fee	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended)	Article 22 of the Procedure Order states that: *"In this article "valid application" ("cais dilys") means an application which consists of… any fee required to be paid in respect of the application"*	The application relates to a resubmission of an application pursuant to a refusal, less than 12 months ago, for a development on the same site and of the same character. Accordingly, no fee is required to be submitted to the Council under Regulation 8(b) of The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended).	✓
Forms and Plans - Application Form - Fee	Wrexham County Borough Council validation checklist	Documents listed within validation checklist	See above – the forms and plans also fall under statutory requirements and both National and Local requirements have been met. The only minor variance being that the local list requests that elevations, floor plans	✓

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
- Ownership Certificate - Agricultural Holding Certificate - Plans and Drawings - Design and Access Statement			and cross sections be provided at a scale of 1:100 or 1:50. Due to the size of the development, differing scales have been considered more appropriate for such drawings.	
Forms and Plans - Environmental Impact Assessment	Wrexham County Borough Council validation checklist	All new housing, industrial or commercial developments with a site area over 0.5 hectares and other developments and thresholds described in Schedule 2 of the Town and country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, require screening to decide whether or not an Environmental Impact Assessment is required.	The development falls within the thresholds of a Schedule 2 project within The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016. However, it has been determined that the development is unlikely to result in significant environmental effects. As such, an Environmental Impact Assessment is not required. This is detailed within the Planning Statement.	N/a
Sustainable Development	Wrexham County Borough Council validation checklist	All non-residential developments of 1,000m^2 or more, or sites exceeding 1 hectare, must comply to BREEAM 'Very Good' standard.	As the proposal relates to industrial plant, the majority of which is extrenal and not enclosed within a building. As such it is considered there is no requirement for a BREEAM assessment to be submitted with the planning application.	N/a
Historic Environment	Wrexham County Borough Council validation checklist	An assessment of impacts upon heritage features is required if the proposed development is likely to impact upon such features.	An assessment of effects on heritage assets is included as Appendix C to the Planning Statement and photomontages have been provided from representative viewpoints of nearby heritage receptors.	✓
Retail Development	Wrexham County Borough Council validation checklist	This is related to applications for retail schemes.	The proposal does not involve retail development.	N/a
Transport and Access	Wrexham County Borough Council validation checklist	A transport statement is required for industrial developments exceeding 5000m^2.	Once operational, the proposed development would not result in any increase in vehicle movements associated with the Kronospan site.	N/a
Natural Environment	Wrexham County Borough Council validation checklist	An assessment of the likely effects must be provided should a proposal be likely to impact upon the landscape, historic landscape, parks and gardens, trees or wildlife and ecology.	There would no direct or indirect effects on ecological receptors.	✓
Developer Obligations	Wrexham County Borough Council validation checklist	If required, developers are required to agree heads of terms for obligations under Section 106 of the	A developer contribution is not considered necessary for this application.	N/a

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
		Town and Country Planning Act, 1990, as amended, prior to submission of applications.		
Development Impact	Wrexham County Borough Council validation checklist	The validation statement provides criteria where a noise assessment, Flood Consequences Assessment, Sustainable Urban Drainage Systems, Ground Contamination and Instability from Mining Activities assessment would be required.	A noise assessment has been undertaken at the request of WCBC and submitted in support of the planning application.	✓
Rural Enterprise Dwellings	Wrexham County Borough Council validation checklist	Relates to rural dwellings.	The proposal does not involve rural dwellings.	N/a
Conversion of Rural Buildings	Wrexham County Borough Council validation checklist	Relates to the conversion of rural buildings.	The proposal does not involve the conversion of rural buildings.	N/a
Pre Application Consultation	Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016	The requirement to undertake pre-application consultation applies to all planning applications for “major” development.	A pre-application consultation has been undertaken in accordance with the regulations and a Pre-Application Consultation (PAC) report has been submitted with the application.	✓