

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0838

Your Ref: MP/P/2015/0838

Date: 3rd December 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 466 Maelor Creamery, Pickhill Lane, Cross Lanes, Wrexham.

Development: Extension, alteration and upgrading of existing facilities and buildings including:-

- Extension for covered delivery / lairage
- Extension for covered waste removal area
- First floor office extension
- Recladding of key building exterior (including main building, office block and training block).
- Plant area screen
- Exhaust air scrubber (EMMI)
- Installation of septic tank for domestic foul sewage
- Alterations to entrance

I refer to your consultation dated 09/11/2015 in respect of the above.

I understand that the proposed development will result in the alteration and extension to the previously approved poultry processing facility. The main purpose of the development includes the following:-

- to create a covered area for deliveries / lairage
- to create a covered area for waste removal
- to screen plant / equipment
- to install exhaust air purification system
- to improve domestic sewerage and foul water treatment

I understand that 150 staff will be employed at the site, parking provision for 150 cars will be provided, all access arrangements will be as previously agreed under planning consent ref: P/2014/0781 and the proposed development will not result in any additional vehicular movements above those previously agreed in respect of the approved poultry processing facility.

The previously approved poultry processing facility included a condition limiting the number of birds (ie/ maximum of 400,000) that could be processed each week at the site. This should in turn restrict the number of vehicle movements that will be generated at the site.

Providing that the previous conditions relating to the approved poultry processing facility (Re: P/2014/0781) are implemented, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to Applicant

Public Right of Way no. 12 (Sesswick) runs alongside the south western boundary of the site and must not be interfered with.


Service Manager Environment