

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	KRONOSPAN LTD	Code Number	CHI P/2013/0824
Agent	AXIS MR D ADAMS 11 WELLHOUSE BARNS CHESTER ROAD BRETTON CHESTER CH4 0DH	Date Received	28/11/2013
		Decision Date	07/05/2014

Town and Country Planning Act, 1990

Location of application

MAESGWYN FARM, HOLYHEAD ROAD, CHIRK, WREXHAM, LL14 5NT

Description of application

DEVELOPMENT OF BIOMASS PLANT COMPRISING BIOMASS BOILER & FURNACE ASH, HANDLING FACILITY & FLUE, GAS TREATMENT FACILITY INCLUDING STACK & AIR POLLUTION CONTROL, REAGENT STORAGE SILOS, RECYCLED WOOD FIBRE OFFLOADING & SCREENING FACILITY, BIOMASS STORAGE AREA & ASSOCIATED INFRASTRUCTURE (SUBSTITUTION OF PLANNING PERMISSION CODE P/2012/0165)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E4	Employment development within settlements
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS10	Waste management priorities
PS12	Renewable energy
PS2	Development and the environment

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

3. Prior to the commissioning of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: a) A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site. b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved

4. Prior to the commissioning of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

5. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the

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decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

6. If during development unforeseen contamination not previously identified was found to be present at the site, then no further development (unless otherwise agreed, in writing, with the Local Planning Authority), shall be carried out until the developer has submitted and obtained the written approval of the Local Planning Authority.

7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

8. Waste wood to be burned in the CHP Plant shall be restricted to waste wood covered by the following European Waste Catalogue Codes: 03 01 01 (waste bark and cork), 03 01 05 (sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04), 03 03 01 (waste bark and wood) and 19 12 06 (wood other than that mentioned in 19 12 06).

9. No part of the development shall commence until a scheme of tree and hedge planting, to include specification, maintenance management, and a timescale for implementation has been submitted to and approved in writing by the Local Planning Authority.

10. The landscaping scheme submitted and approved in connection with condition no. 9 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

11. The landscaping scheme as carried out in connection with condition no. 9 and 10 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

12. No operational use of the development shall take place until a scheme of details for off-site soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- i. The location of the proposed landscaping works;
- ii. A schedule of the species of trees to be planted;
- iii. Landscape management plan(s) for the sites subject to the landscaping works set out in the approved landscaping scheme.

The landscaping scheme as approved shall be implemented in full during the first planting season (November to March) following the first use of the

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development and shall thereafter be maintained in strict accordance with the landscape management plan(s).

13. The landscaping scheme as carried out in connection with Condition No. 12 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and / or are removed without the written permission of the Local Planning Authority shall be replaced with trees of the same species as originally planted within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

14. No operational use of the development shall take place until a scheme of on and off site air quality monitoring measures have been submitted to and approved by the Local Planning Authority, including details as to who will be responsible for collecting and recording the results.

15. The Biomass Plant, Recycled Wood Fibre (RCF) Offloading and Screening Facility and Associated Infrastructure subject of this permission, shall only operate in conjunction with the whole of the existing factory site as shown edged in blue on drawing number 1469-01-01 of the submitted drawing. For the avoidance of doubt, the Biomass Plant, Recycled Wood Fibre (RCF) Offloading and Screening Facility and Associated Infrastructure, shall not operate independently of the factory on the whole site or part of the site if the site is subdivided at any time in the future.

16. All material used in the Biomass process shall be material from the existing site only, as edged in blue on drawing number 1469-01-01 of the submitted drawing.

17. No work in connection with the construction of the scheme hereby approved shall take place until Noise and Dust Management plans for the construction phase have been submitted to and approved by the Local Planning Authority. The approved Noise and Dust mitigation measures shall be fully implemented for the entire duration of the construction phase.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. For the protection of controlled waters.
4. For the protection of controlled waters.
5. For the protection of controlled waters.
6. For the protection of controlled waters.

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7. For the protection of controlled waters.
8. In the interests of residential amenity and highway safety.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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14. To ensure that adequate emission monitoring measures are provided for the development to protect the amenities of local residents.
15. In order to minimise the impact of the development on nearby residential properties and in the interests of highway safety.
16. To restrict vehicle movements in the interests of highway safety and residential amenity.
17. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

Your attention is drawn to Network Rail's requirements included in their advice note dated 28th March and attached to this permission.

Your attention is drawn to the Environment Agency comments contained within their letter attached to this decision.

You are advised to provide details of all pile driving activity on site as part of the details required to satisfy condition 17 above.



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

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Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-

[http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)