

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 3 SEPTEMBER 2012

ADDENDUM

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
31 – 45	CHI	P/2012/0165	√	
105 – 107	WRO	P/2012/0499		√

PAGES 31 – 45 CHI P/2012/0165

Kronospan Ltd, Holyhead Road, Chirk
Speaker: AGAINST - Cllr Jackie Allen

Consultations

Clwydian Range and Dee Valley AONB Joint Advisory Committee: Whilst the site lies outside the AONB, consideration is required of the impact on setting and important views within the designated area, including a number of the AONB heritage and other assets, such as Chirk Castle, the World Heritage Site and Offas Dyke Path. Whilst recognising the large scale of the proposal and the intensification of the industrial use, the proposals will be seen in the context of the existing larger industrial complex and they do not consider that the impact of the AONB will not be substantially greater than at present. Planting will help mitigate the development. Any additional plume should be controlled and kept to an absolute minimum.

Applicant's Submission

As a point of clarification with regards to traffic movements, in and out of the site, the applicant has provided the additional information.

The electricity demand of the operations at Kronospan exceed the generating capacity of the Biomass plant and therefore no electricity would be exported off site. Consequently there will no increase in traffic movements beyond those referred to in the application documentation.

There are no circumstances where traffic movements would increase to the site and any requirement over and above the 62,000 tonnes specified would be taken from existing on-site wood residues.

Observations

With regard to the additional comments regarding the AONB, the issues regarding visual impact are fully addressed within the main report. The additional information from the applicants clarifies traffic movements.

I have added an additional condition:

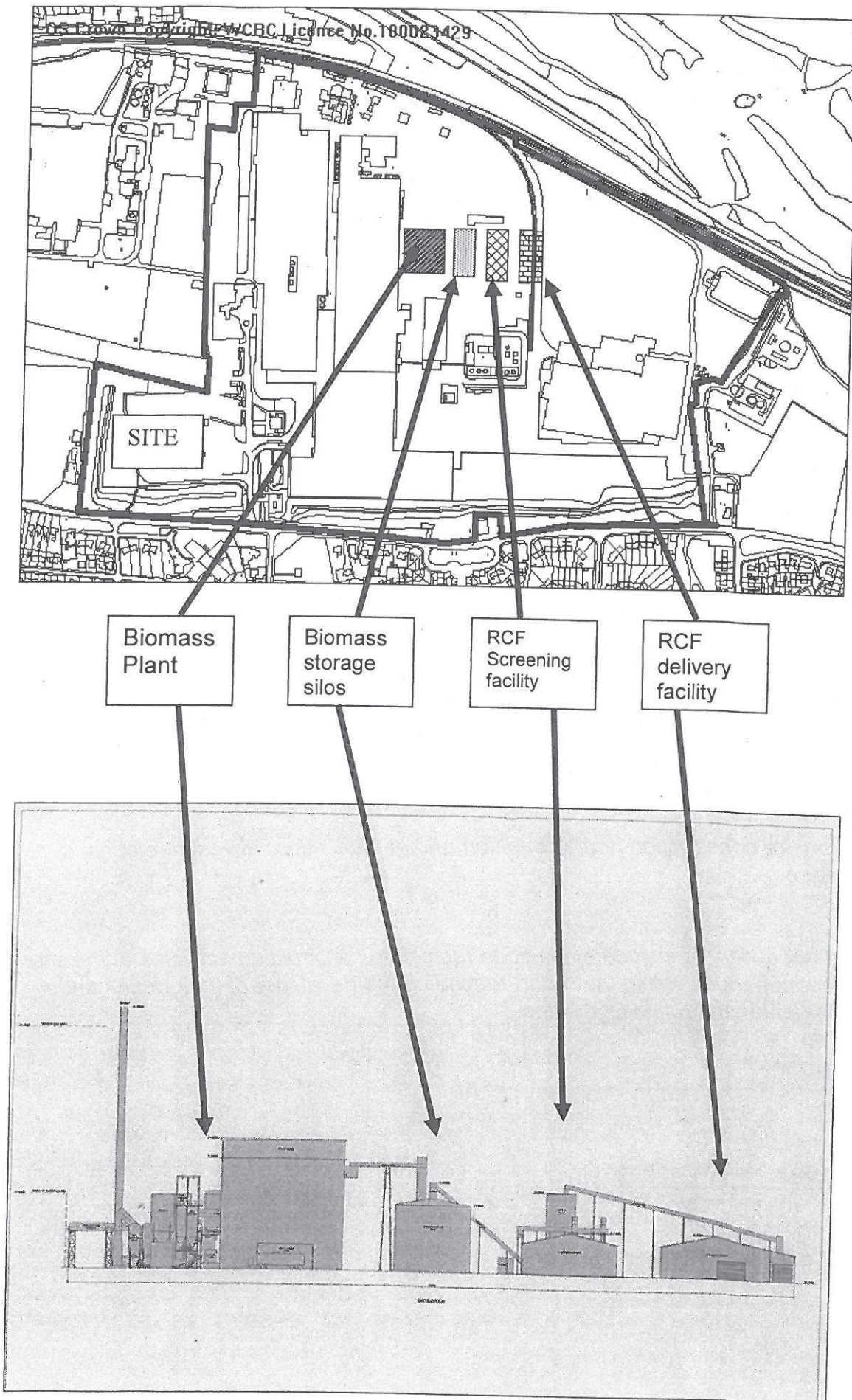
Condition 15: The Biomass Plant, Recycled Wood Fibre (RCF) Offloading and Screening Facility and Associated Infrastructure subject of this permission, shall only operate in conjunction with the whole of the existing factory site as shown edged in red on Figure 1.2 of the submitted plans. For the avoidance 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. (Reason: In order to minimise the impact of the development on nearby residential properties and in the interests of highway safety).

Correction

Within the section on Visual Impact in the main report, reference is made within the 5th paragraph to the requirements for a section 106 legal agreement. This is not required and can be dealt with by virtue of conditions 12 and 13 attached to the main report.

Recommendation

My recommendation remains as the main report subject to the additional planning condition.



PAGES 105 – 107 WRO P/2012/0499

36 Ruabon Road, Wrexham

Speaker: FOR – Mr Antonino Di Giacomo

ALL OTHER ITEMS WILL BE TAKEN IN ORDER SHOWN ON THE ORIGINAL AGENDA

PAGES 96-99 BRO P/2012/0487

Consultations

Public Protection: No comments.

Recommendation

Remains unaltered.

PAGES 112-118 ISY P/2012/0519

Consultations

CCW: Confirm that the ecological issues can be dealt with by condition.

Recommendation

Remains unaltered.

PAGES 119-123 GRE P/2012/0525

Consultations

Public Protection require construction hours condition and general informatives in relation to environmental nuisance.

Observations

It is not considered necessary to include a condition restricting construction activities at the site. An informative is recommended within the report reminding the developer of their duties under the relevant environmental protection legislation.

Recommendation

Remains unaltered.

PAGES 124-129 WRA P/2012/0529

Consultations

Acton Community Council: No further comments.

Recommendation

Remains unaltered.

PAGES 134-136 CHI P/2012/0531

Consultations

Public Protection: No comments.

Highways: No objections.

Welsh Government Transport: No comments as highway authority for the A5.

Recommendation

Remains unaltered.

PAGES 140-143 WRR P/2012/0539

Consultations

Highways: No recommendations

Recommendation

Remains unaltered.

