MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Dafydd Thomas
Our Ref:	ET/DC/PP/P/2025/0202 Res (2)	**Your Ref:**	P/2025/0202
Date:	18/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ADEILAD HOPRAN ASGLODION TANWYDD A GOSOD BOELER BIOMAS A FFLIW / ERECTION OF A FUEL CHIP HOPPER BUILDING AND INSTALLATION OF BIOMASS BOILER AND FLUE

UNIT 7 AND 9, QUEENSWAY INDUSTRIAL ESTATE, WREXHAM, LL13 8YR

I refer to your consultation / emails dated 17/09/2025 including additional information from the applicant in respect of the above.

General

Planning was recently granted (ref: P/2023/0746) at the site for the change of use of a building from Class B2 (Industrial Warehouse) to Class A1 (Retail Warehouse) and Class B8 (Storage & Distribution). The current application comprises the erection of a fuel chip hopper building and installation of a biomass boiler and flue within the site.

Parking & Turing Provision

The proposed parking and turning provision is considered adequate.

Vehicle Movements

The proposed development is not considered likely to generate any significant increase in vehicle movements or parking demand at the site. The applicant has indicated that a delivery of fuel will be made once a month in a large skip wagon which is considered acceptable.

Chip Hopper Equipment

A hopper like piece of equipment / plant appears to have been erected at the southern end of the site on a concrete base within the existing delivery and storage area. This detail has not been indicated on the submitted layout plan. However, the LHA understand that this equipment is actually a Fibo concrete machine and is not part of the biomass boiler installation application.

Conclusion

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@



On behalf of Chief Officer, Environment & Technical

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*

9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.