TeleCycle Ltd
Pre-Application Planning Consultation Report 2025



-TeleCycle Europe Ltd, Unit 1, Redwither Business Park, First Avenue, Wrexham, LL13 9XP-

A copy of the proposed application; plans; and other supporting documents can be viewed online at Telecycle Ltd - Pre Application Planning Consultation Documents 2025 .

If you are unable to access the link above, please send an email to [redacted] or contact Peter on [redacted]

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Planning, Design and Access Statement

CHANGE OF USE FROM STORAGE AND DISTRIBUTION TO SUI GENERIS USE WASTE RECYCLING OPERATION AT REDWITHER BUSINESS PARK, FIRST AVENUE, WREXHAM, LL13 9XP.

The application relates to use of the site for storage and shredding of waste electrical and electronic equipment (WEEE) for onward dispatch to domestic and international markets for recycling.

Relevant planning history

The site is located within the well-established Redwither Business Park in Wrexham. The previous use was a warehouse under B8 Storage and Distribution Use. Demolition of an existing building and extension to warehouse and alterations was granted in June 2015 (ref. P/2015/0177) and was implemented.

The Proposal

The applicants wish to use the site for storage/shredding of waste electrical and electronic equipment (WEEE) for onward dispatch to domestic and international markets for recycling. Activities carried out by Telecycle Ltd consist of sorting, separation and manual dismantling of WEE into different components.

Storage/shredding of waste electrical and electronic equipment (WEEE), non-ferrous metals for onward dispatch to domestic and international markets for recycling. Activities carried out by TeleCycle Ltd consist of sorting.

Most waste streams would be shredded in dedicated equipment for size reduction. Components to be shredded include the following:

- Solar panel film
- Copper wire
- Modems
- PCs
- Power supplies
- Power boards
- Small domestic appliances
- Non-ferrous metals
- Other WEEE or wastes on our Environmental permit not listed above

To service the proposed shredding equipment a new 750 kVa power supply is scheduled to be installed in addition to a new substation. Waste treatment is proposed to be followed by bulking of the final products prior to dispatch. Material is proposed to be stored both loose and palletized prior to dispatch to domestic markets and those overseas.

One area of the site is proposed to serve as the container loading point, whilst external areas are earmarked for continued use of trailer parking, loading and unloading. Other external areas are likely to be utilised for storage of loose metals in concrete bays ready for export loading. This area is currently used as trailer parking.

The applicants will use the full extent of the warehouse, including the extension, ground floor and first floor offices, and external areas, totaling 3,749 m2.

The site can be separated into three areas:

1. Warehouse 1 (1,096 m2) is located in the original building. This would be the main area for waste treatment, both shredding and manual dismantling,
2. -Warehouse 2 (1,200 m2) is the extension built in 2015. This would be used storage of prepared waste materials as well as container loading point.
3. -External Yard: the canopied area would remain designated for trailer parking, loading and unloading.

The rest of the outdoor area may be used to store loose metals in bays. All waste treatment would be carried out indoors, with external operations limited to storage of trailers and metal.

Initially operating hours are likely to be 8 hours per day, with a view to expanding to 16 hours on weekdays in eight-hour shifts. There would be up to 12 staff employed on site when the site is fully operational.

It is accepted that the use of the site would be changed to sui generis in order to accommodate the waste management facility.

Planning Policies

1. National Policy
2. Planning Policy Wales 12 (2024)
3. Future Wales – The National Plan
4. Towards Zero Waste (2010)
5. TAN5: Nature Conservation and Planning
6. TAN12: Design
7. TAN18: Transport
8. TAN21: Waste
9. TAN23: Economic Development

Planning Policy Wales 12 (PPW)

PPW explains in para 5.13.4 that the Welsh Governments policy for waste management is contained in Towards Zero Waste, Beyond Recycling. It states that 'Planning authorities should, in principle, be supportive of facilities which fit with the aspirations of these documents and in doing so reflect the priority order of the waste hierarchy as far as possible'. The Waste hierarchy from top to bottom is:

• Prevention and reuse

• Preparation for reuse

• Recycling

• Other recovery

• Disposal

Welsh Government states in para 5.13.5 'The waste hierarchy provides the key starting point for all types of waste management proposals. However, consideration of the hierarchy should be set against the wider social, economic, environmental and cultural factors which are relevant in any given case'.

Para 5.3.12 states 'For all wastes, suitable locations for sustainable waste management development should be identified in development plans as well as criteria by which applications for such developments will be determined, recognizing that the most appropriate locations will be those with the least adverse impact on the local population and the environment and with the best potential to contribute to a broad infrastructure framework'.

Well-being Future Generations Act

On 29th April 2015, the Welsh government signed into law the Well-being of Future Generations (Wales) Act. This legislation aims to improve the economic, social, environmental and cultural wellbeing of Wales by strengthening institutional governance structures in accordance with Wales

'Sustainable Development Framework.' The legislation places a duty on public bodies to implement sustainable development by incorporating seven well-being goals into their work, as well as outlining the establishment of a Future Generations Commissioner and providing for a range of national indicators. Of particular relevance to this proposed development are the wellbeing goals of:

A prosperous Wales "**An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately** (including acting on climate change); and which develops a skilled and well-educated population in **an economy which generates wealth and provides employment opportunities**, allowing people to take advantage of the wealth generated through securing decent work."

Whilst the proposed development is not an allocated site within the extant development plan the use is considered to be in keeping with the provisions of the PPW documentation and the Sustainable Development Framework being a recycling use in an appropriate building on a designated and long standing industrial estate with good facilities and transport links.

The proposed development will occupy a building, whose former use has been relocated within the Wrexham Redwither Industrial Estate, to more modern and suitable building for the haulage operation, therefore those jobs have been retained and more created by the proposed development.

Thus, the viability and effectiveness of the industrial estate is maintained and enhanced.

TAN 21: Waste (2014) provides detailed guidance on waste planning and is supported by the Collections Infrastructure Market Sector Plan.

TAN 21 advises (section 2) that the contribution of such proposals to the objectives and principles set out in WG Towards Zero Waste (2010) should be taken into account when considering applications for waste management facilities. Towards Zero Waste (2010) sets ambitious targets for waste reduction, recycling, and recovery, aiming for zero waste by 2050**. The strategy emphasizes the need for facilities that can process waste closer to its source, reducing transport emissions and promoting local recycling markets. It further indicates that the aim is to ensure that the right facilities are located in the right place to meet environmental, economic and social needs.**

The proposed development fully complies with the provisions of TAN 21 and the targets set by Towards Zero Waste. The recycling and recovery elements are firmly in keeping with the strategy and are central to the development proposed.

The collection and recycling of WEEE has been one of the great improvements in waste management over recent years. The application proposal feeds into these improvements which deals with a resource which was poorly handled in the past.

In addition, the proposed use will utilize a building which is one of the original built forms on the estate in way that is completely in keeping with its use given its structure and servicing areas. The character and appearance of the building will be retained whilst a valuable resource is recycled for future uses.

Local Planning Policy

The Unitary Development Plan (UDP) 1996 – 2011 was adopted by Wrexham County Borough Council on the 14th February 2005. On the current understood position of the LDP, where relevant, a comparison with the UDP relevant policy has been explored and analysis provided.

The emerging Local Development Plan contains policies of relevance:

1. Policy SP2: Location of Development
2. Policy SP8: Economic Growth, Employment and Enterprise
3. Policy SP9: Wrexham Industrial Estate
4. Policy SP14: Natural Environment
5. Policy SP17: Sustainable Waste Management
6. The following policies are also applicable, however, the related issues are covered in other policy responses/reports attached to this document.
7. Policy SP18: Climate Change
8. Policy SP19: Green Infrastructure
9. Policy EM1: Protection of Existing Employment Land
10. Policy EM2: Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments
11. Policy NE6: Waste Water Treatment and River Water Quality
12. Policy DM1: Development Management Considerations
13. Policy MW6: Waste Management Facilities
14. Policy T1: Managing Transport Impacts

LDP Policy SP2: Location of Development

The policy directs the location of development and requires 'new development is directed to the defined settlement limits and employment areas as identified on the Proposals Map'. The location of the proposal is within an area outlined as an 'Employment Area'.

The Wrexham Industrial Estate is an established industrial area which is home to a wide variety of industrial and commercial uses. Large industrial uses include Kellogg's, JCB, Hydro Aluminum etc. along with local, large industrial users such as ASH Waste and Village Bakery. The proposed use is an industrial use and fully in keeping with the ethos and uses in the locality.

LDP Policy SP8: Economic Growth, Employment and Enterprise

The policy supports economic growth, employment and enterprise and states the objective of 'providing a level of growth which allows opportunities to deliver approximately 4200 jobs in the County Borough over the Plan period across a wide range of employment sectors'.

It is considered that this application supports this aim by providing up to 12 staff when the site is fully operational on a site that was otherwise redundant.

LDP Policy SP9: Wrexham Industrial Estate

The site is located within Wrexham Industrial Estate as shown on the proposals map is the County Borough's Key Business Sector Area and this area's primary focus is for new employment development over the plan period for class B1, B2 and B8 employment.

Development that would lead to the loss of existing B1, B2 and B8 employment sites on designated land will not be permitted. The proposal relates to a sui generis use and, therefore, technically the proposal would result in the loss of B1, B2 and B8 land. The applicant will create jobs on site provided directly by the proposal and multiplier employment opportunities developing as a consequence including haulage, maintenance and servicing.

The previous occupier, McCarthy Haulage, is moving to another, more suitable site within Wrexham Ind. Estate therefore those jobs will also be retained. The application proposal will create new jobs for a use that is similar to a B2 use and therefore in keeping with the character, uses and appearance of the Industrial Estate.

LDP Policy SP14: Natural Environment

Wrexham Industrial Estate, is undergoing initiatives to become a more ecologically sound and wildlife friendly environment. This includes projects in relation to habitat creation and enhancement, creation of wildlife corridors to enhance biodiversity. Efforts are also focused on creating new habitats and relocating existing species, such as newts, to promote a more diverse and resilient ecosystem. It is considered that this proposal could contribute to those aspirations.

National policy (Future Wales, Policy 9, and PPW 12, paragraphs 6.2 and 6.4) and local policy (LDP Policies SP14, SP19 and NE3) require proposals to include a Green Infrastructure Statement (GIS) to demonstrate a Net Biodiversity Benefit (NBB) and safeguard ecological features on the site and those associated with it. Therefore, the applicant will need to provide the above to ensure the proposal is compliant with these policy considerations.

The Ecology Report attached to the application submission concludes,

"Constraints And Recommendations The proposed development will strictly be the acquisition of the building and change of use to a waste site for electrical goods, resulting in less traffic. Therefore, given the ecologically important features on site are to remain and the site is to remain unchanged, there are no ecological constraints. It is recommended that faunal enhancements be implemented to boost the biodiversity of the site, with some scope for additions along the boundaries being possible. Ecological Enhancements These ecological enhancements could include; • Installation of bat boxes on retained trees or new buildings.

- Bird nesting boxes.
- Hedgehog highways and hibernacula.
- Amphibian hibernacula (e.g. log piles) in the ecological enhancement area.
- Invertebrate features such as insect hotels and bee bricks."

LDP Policy SP17: Sustainable Waste Management

Although there are consistencies with various industrial uses, the proposed use is considered consistent with elements of Use Classes B1, B2 though would be classified within its unique classification – Sui generis. On this basis, the proposal is considered against policies SP17 and MW6.

Broadly the proposal for waste recovery complies with SP17 in contributing to a range of sites suitable for waste management and moving waste up the waste hierarchy.

In relation to the Waste Hierarchy, the application supports the principles set out in Planning Policy Wales (Edition 12), specifically in regard to sustainable waste management facilities. The facility supports the aspirations to move material up the waste hierarchy. The proposal will involve both recycling and preparation for reuse, ensuring that component fractions of end of life electrical and electronic equipment e.g. metals are recycled, or where economically viable that the items are prepared for reuse either as whole items or spare parts.

Annex A (the Waste Framework Directive (WFD) Compliance Matrix) of Technical Advice Note 21 Waste sets out how requirements of the WFD are met through planning policy. Article 4 (waste hierarchy) of the WFD is a central pier to informing decisions on waste management options. As described above, and also in accordance with Article 16 of the WFD, the proposal creates a facility that provides producers of electrical and electronic waste with an option to move their waste further up the hierarchy. It also contributes to providing an adequate network of facilities to deal with this specific waste stream. Given the niche nature of the waste stream sufficient volume of material is required to support the investment required to install machinery that can extract valuable resource.

The current Unitary Development Plan (UDP) 1996 – 2011 Policy MW12 requires that waste management facilities are located having regard to the waste hierarchy, and will be permitted within sites on general industrial estates.

Policy and strategy alignment:

Regional monitoring in North Wales highlights the continuing need for strategic waste management capacity and robust evidence of performance. Recent reports stress that facilities must demonstrate long-term value and align with Welsh Government priorities (Interim Progress Report: Waste Planning Monitoring – North Wales).

The Collections, Infrastructure and Markets (CIM) Sector Plan provides the starting point for identifying future capacity needs. It presents data on waste arisings in Wales, broken down by material type and source, and informs assessments of additional infrastructure requirements.

The proposed facility supports these aims by:

1. Providing additional treatment capacity for WEEE.
2. Supporting reginal self-sufficiency while enabling appropriate cross0border flows.
3. Meeting the principles of TAN 21, including the waste hierarchy, proximity, and self-sufficiency (TAN 21:Waste)

Cross-border waste management

Consideration	**Evidence / Response**
Policy basis	TAN 21 allows regionally or nationally significant facilities where they deliver better environmental outcomes and support proximity and self-sufficiency (GOV.WALES).
Why cross-border?	The facility provides specialist WEEE processing with downstream offtake to high-quality refineries. Inputs from nearby English counties improve capture rates, quality of output, and overall economics compared with long-haul transport or export.
Impact on Wales' self-sufficiency	Accepting inputs from outside Wales will not displace Welsh arisings. Installed capacity will prioritise regional contracts and strengthen Wales' recycling performance.
Transport / Carbon	Short cross-border hauls to Wrexham are materially lower than exporting unprocessed WEEE. This provides a net carbon benefit by reducing transport distances and maximising recovery.

Consideration	Evidence / Response
Market context	The UK met its 2023 WEEE collection targets for the first time since 2016, showing high demand for compliant treatment. Demand remains particularly strong for small mixed WEEE and PV categories (ERP Sustainability Report 2023).

Sustainability

Performance at the company's Deeside facility over the past 12–24 months demonstrates both the reliability of supply and the clear need for increased treatment capacity.

LDP Policy DM1: Development Management Considerations

The relevant stipulations of Policy DM1 would apply to all the components of the proposal, should an application be submitted. Policy DM1 requires that:

Development proposals, where relevant, must:

I. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping.

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself.

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, land instability, arising from development.

iv. Take account of personal and community safety and security in their design and layout.

v. Prioritize walking, cycling and public transport use ahead of travel by car.

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality.

vii. Contribute to low carbon communities through energy efficiency, be designed to minimize the use of non-renewable energy, water and the production of waste both during construction and when in use.

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment.

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials;

As previously stated, and in relation to the above policy, as the development is a change of use application and no external changes to the building are proposed, the character and appearance of the site will not change and remain in keeping with area as a whole in line with the provisions of the policy.

The environment will be safeguarded from adverse effects of pollution in line with the reports on noise, ecology etc submitted with the application.

Walking, cycling and public transport provisions are noted in the application. Whilst walking from residential areas may be not straightforward given the location of the Industrial Estate, cycle storage is provided and local bus services are available within 200 meters of the site.

Highway safety issues, as also identified in policy DM1, are not thought to be of concern given pedestrian safety is confirmed with access to public walkways throughout the estate, estate parking areas are located close to the application site in addition to the on site provision. These provisions served the previous haulage use, with greater staff requirements, more than adequately.

The application has been assessed in accordance with the relevant requirements of Policy DM1 and GDP1 of the UDP which requires:

All new development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

As stated previously, the site is remaining much as it was previously with the characterful building fully retained and unaltered.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.

Both elements d and e are dealt with in previous texts with public transport access available within close proximity of the site.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

The drainage and noise assessments attached to this submission cover the elements within this policy and no detriment is caused with either issue. It is clear from the reports that there is a much reduced drainage flow and the noise assessment identifies that the sound emanating from the site to be low impact.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

The attached ecology report details the provisions provided to secure ecological gains within the site.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Waste recycling is very important both economically and environmentally. Job provision helps maintain social well being whilst the recycling element

Noise impacts are an important issue and clearly outlined in the attached noise report.

The process would include shredding of end of life electrical equipment. This activity has the potential to result in elevated noise levels. The intention is to confine such activities to the inside of a building and the provisions of the noise assessment indicate that such a use is acceptable within the building.

LDP Policy NE6: Waste Water Treatment and River Water Quality

The drainage hierarchy should be considered with the first presumption being connection to the public sewer system. If the development proposes an alternative method of drainage, you are advised to have regard to the Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation. Upon receipt of a planning application, Natural Resources Wales will be consulted and their views invited on the proposed drainage method.

This accords with UDP Policy EC13 which requires: Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.

LDP Policy MW6: Waste Management Facilities

Further detailed development management considerations are contained within policy MW6. This policy generally supports waste management uses on existing sites with B2 uses subject to satisfying the criteria set out in the third part of the policy. It is clear that the previous use was B8. There has been an established industrial use on this site for many years. It is considered that the proposal satisfies Policy MW6 (as the site constitutes an existing employment site in the industrial estate).

LDP Policy T1: Managing Transport Impacts

The submitted Highways report covers the issues identified in Policy T1 with traffic movements reduced, a reduction in employees, safe and sustainable access is retained, and parking/turning areas appropriate for the development.

Comparison with Unitary Development Plan:

Policies PS1, PS2 PS3, PS4, of the UDP accords with the same principles and requires:

Policy PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas. The proposed use is an employment site and a defined industrial use will be retained.

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

The proposed use will retain the characterful building as it is with no external changes required. The building reflects its time of building and is to be kept as is.

Policy PS3 Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

The site is a brownfield site in line with the provisions of the above policy.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The existing settlement pattern and is being retained as the application is for a change of use only. The site is well served by public transport being within 200 meters of the nearest bus stops which provides access to Wrexham and beyond.

Design and Access

The application site is a classical building probably dating from around the late 1930s. The external materials of construction are of their time and reflect the good quality available at the time. More modern additions have been added as the uses of the building have changed over time.

The proposed use will not alter the external elevations and the character and appearance of the building will remain.

Internally there will also be only limited, minor changes with the vast majority of the internal structure remaining in situ.

In terms of access arrangements this element has been covered in the Highways Report. The reduction in traffic generation and the re-use of the access facilities indicate that the situation will not be detrimental to any interests of acknowledged importance.

Conclusion

From the documents and reports submitted with the application it can be seen that the proposed development is compatible with the site location, the uses within the industrial estate and in compliance with the national and local planning policies of the area.

The proposal will occupy an existing industrial site with no changes to the building, will operate in a manner appropriate for its location, provide a valuable economic and environmental service, create jobs and produce numerous environmental benefits for the area.

As such the applicants consider that planning approval should be granted for this development.

-Following onto Highway Statement Report-

Highway Statement

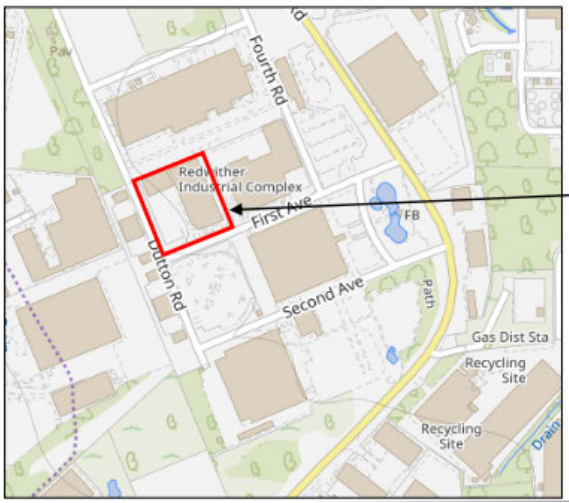
Project Brief

Highway Planning Services has been commissioned to consider the highway implications associated with a change of use of the McCarthy Haulage Site on Redwither Industrial Estate. The proposals involve a change of use from haulage yard to a reclamation center.

Site Location and Description

2. The Site:





2.1 The site consists of offices, warehouses and a yard area including a canopy covering part of the yard. On-site car parking is limited to the provision of four visitor spaces off First Avenue however the site lies adjacent to the Council operated Redwither Tower car park with capacity for 130 cars.

2.2 The warehouse and yard is accessed from First Avenue with the yard area exiting onto Dutton Road.

2.3 The existing site has adequately served McCarthey Haulage as an office, warehouse and distribution centre for a number of years.

3 Development Proposals

3.1 The proposal is to use the existing buildings and haulage yard for the receipt and processing of electrical equipment; all materials will be inspected and processed for recycling before exported to refineries or other approved outlets.

3.2 This is a change of use application with no significant re-development.

3.3 A pre-application enquiry (ENQ/2025/0102) was submitted to the planning department earlier in the year. The Highway Authority failed to respond to the enquiry, but the planning officer requested additional information be submitted with any subsequent application. The highway related comments have been extracted from the planning officer's response and are included as an appendix to this report.

3.4 The planning officer has suggested a number of requirements that would be required in support of any future application, including sight lines, speed surveys and a transport assessment; these requirements are however unjustified for a change of use of this nature. TAN 18 requires the submission of a TA where a change of use would "generate significant levels of movement or are likely to have significant effects on existing patterns of movement" whereas the proposed change of use will in fact reduce traffic movements. This simpler, Highway Statement is deemed more appropriate than a full TA and will address all relevant issues.

4 Generated Traffic Comparison

4.1.1 McCarthy Haulage have 26 vehicles based on site running both national and local routes. A minimum of 10 lorries operate on a local basis and make an average of 3 trips per day. Total vehicular movements are in the order of **160 per week**.

4.1.2 McCarthy employ 26 drivers on site along with 10 warehouse/office, **a total of 36 employees** all of whom park off-site in the nearby council operated car park.

4.2.1 It is anticipated that the proposed change of use will deal with 6,000 to 10,000
tonnes per year and will require access by articulated lorries (loading and unloading), 20ft/40ft containers (loading), tipper trucks (unloading) and cargo vans (unloading) resulting in a total traffic generation of **less than 80 trips per week**.

4.2.2 The new facility will employ 24 warehouse/yard staff plus 4 managers (28 total), INSERTED NOTE: The initial information provided by the consultant is incorrect. The planned staffing level is 12. Please refer to the Planning Statement.

4.3 The proposed change of use will result in a reduction in the number of HGV
movements to and from the site and a reduction in the number of employees based
on site.

5 Road Safety/Accident History:

5.1 A search of the CrashMap database shows 12 traffic accidents recorded within the whole of the industrial estate during the latest five year period. None of these incidents are significant in relation to operation of the application site.

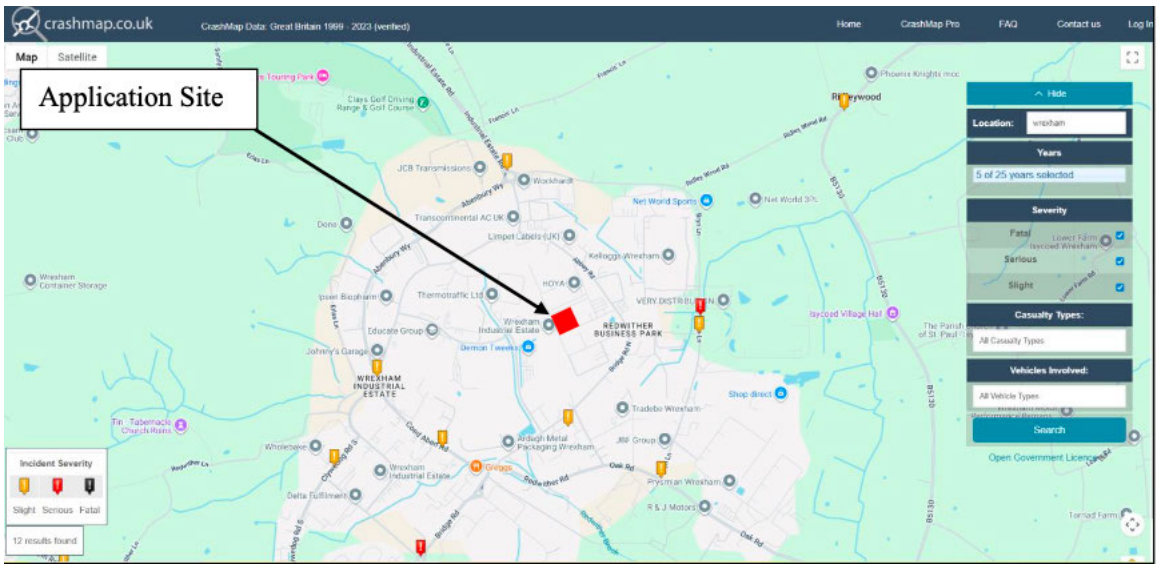
5.2 Roads within the whole of Wrexham Industrial Estate are subject to a 40mph speed restriction with the associated junction visibility requirement of 120m in both directions. Due to the nature of the roads in the vicinity of the site, traffic speeds are noticeably less than the speed limit.

5.3 There are two points of access to the site but all vehicles exiting the yard will use the Dutton Road access. Dutton Road is a cul-de-sac road, ending at locked gates approximately 25m to the north of the site access. There is a footway and grassed verge (maintained by WCBC Estates Department) along the site side of Dutton Road ensuring that exit visibility will be maintained.

5.4 There is warehouse and visitor car parking space on first Avenue but a footway and wide verges again protect visibility splays.

5.5 The Crashmap data indicates that the site has previously operated as a warehousing and storage yard without incident.

5.Application Site:



6.Staff Access/Sustainable Travel

6.1 To ensure that sustainable travel options are maximised; the site will produce a staff travel plan prior to operation.

6.2 Wrexham Industrial Estate including the application site is well provided with sustainable travel options.

6.3 WCBC promote Liftshare.com a free to use website to enable people to share lifts with; this not only reduces traffic generation but also helps commuters save money.

6.4 The Industrial Estate is served by public bus service no.41 with buses running between early morning and evening. The Redwither Tower bus stop is within 300m (a 4-minute walk) of the application site.

41A Wrecsam/Wrexham - Queensway - Ystad Ddiwydiannol Wrecsam / Wrexham Industrial Estate

Monday to Saturday except Bank Holidays : Llun i Sadwrn henblaw Gwyliau Cyhoeddus

Days / Dyddiau:												S	NS	S	NS
Wrexham, Bus Station [2]	0530	0630	0725	0825	0925	1025	1125	1225	1325	1425	1525	1625	1645	1725	1740
Market Street	0533	0633	0728	0828	0928	1028	1128	1228	1328	1428	1528	1628	1648	1728	1743
Queensway (West)	0540	0640	0735	0835	0935	1035	1135	1235	1335	1435	1535	1635	1655	1735	1750
Pentre Maelor	0545	0645	0740	0840	0940	1040	1140	1240	1340	1440	1540	1640	1700	1740	1755
Redwither Tower	0550	0650	0747	0847	0947	1047	1147	1247	1347	1447	1547	1645	1707	1745	1802

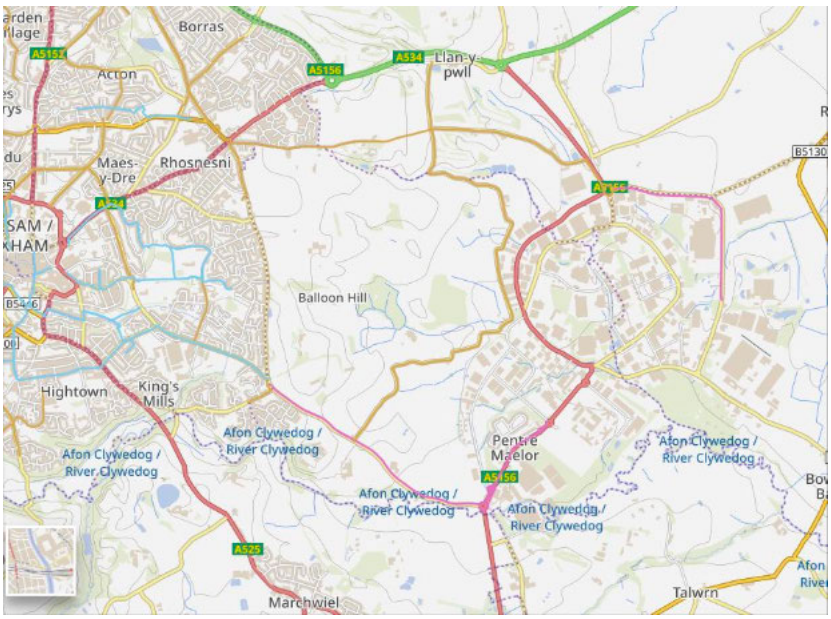
41A Ystad Ddiwydiannol Wrecsam / Wrexham Industrial Estate - Queensway - Wrecsam / Wrexham

Monday to Saturday except Bank Holidays : Llun i Sadwrn henblaw Gwyliau Cyhoeddus

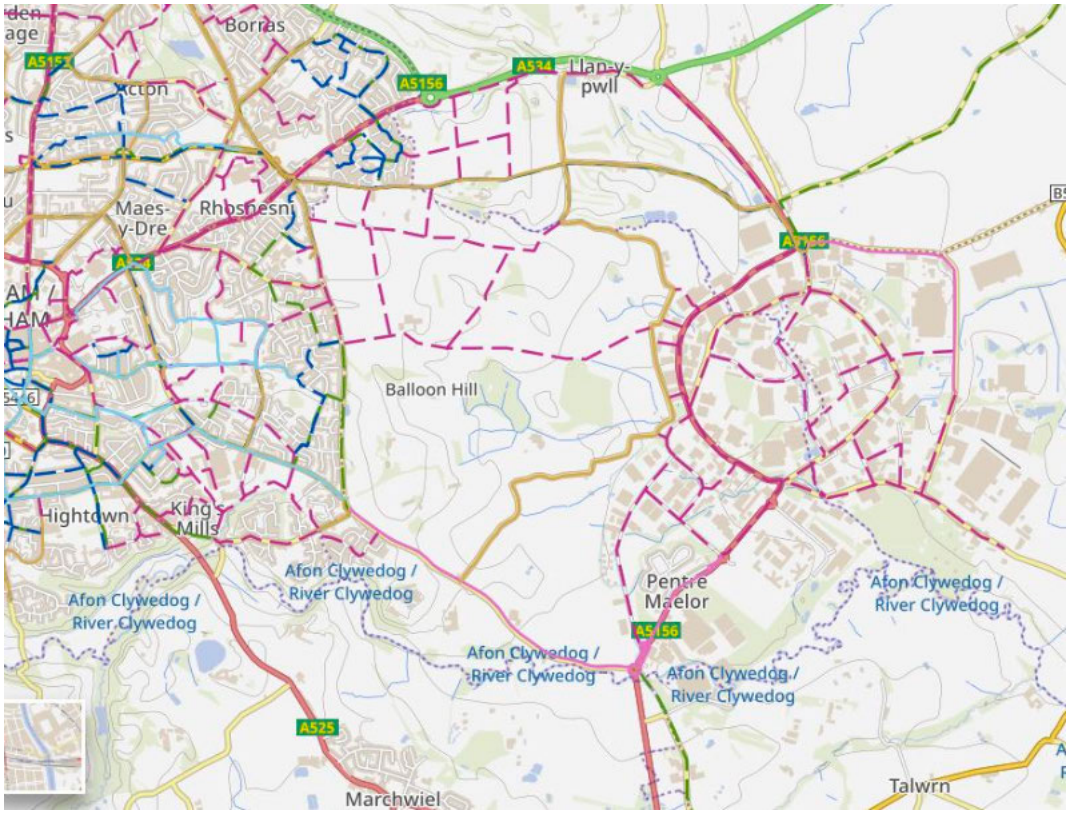
Days / Dyddiau:												S	NS	
Redwither Tower	0605	0700	0750	0850	0950	1050	1150	1250	1350	1450	1550	1650	1710	1810
Pentre Maelor	0610	0705	0757	0857	0957	1057	1157	1257	1357	1457	1557	1655	1717	1817
Queensway (West)	0615	0710	0802	0902	1002	1102	1202	1302	1402	1502	1602	1700	1722	1822
Market Street	0622	0717	0809	0909	1009	1109	1209	1309	1409	1509	1609	1707	1729	1829
Wrexham, Bus Station	0625	0720	0812	0912	1012	1112	1212	1312	1412	1512	1612	1710	1732	1832

NS: Dim ar ddydd Sadwrn / Not Saturday
S: Dydd Sadwrn yn unig / Saturday Only

6.5 The Industrial Estate is within easy cycling distance of Wrexham (7km/20 minutes) and there are a number of existing cycle routes linking between them. Routes WREX-WIE CO11-16A are available for use with many more routes and facilities identified on the Active Travel Network Map (extracts below)



6.6 Existing routes



7 Construction Traffic Management Plan

7.1 There is no significant development works required as a result of this change of use application. Minor works including the construction of storage facilities will be restricted to the yard area. All construction plant and materials will be delivered and off-loaded within the yard; delivery vehicles restricted to access from First Avenue and exit onto Dutton Road. There will be no requirement for loading/offloading within the highway.

8 Service Management Plan

8.1 All materials for processing will be delivered and off-loaded into the storage yard or warehouse. All processed materials to be transported off-site will be loaded within the yard or warehouse areas. There will be no loading or off-loading within the highway. There is adequate space within the yard area to facilitate all turning and manoeuvring requirements for delivery and collection vehicles.

9 Conclusions

- The proposed re-development makes use of existing commercial accesses that have adequately served the former use of haulage yard, warehousing and offices.
- Traffic accident records indicate that site has operated in a safe manner without incident.
- Traffic movements associated with the proposed re-development will be less onerous than the previous use of the site.
- Car parking requirements associated with the proposed change of use are less onerous than the previous use of the site.
- Appropriate off-site parking and on-site turning facilities are provided.

With regard to highway requirements, the site, access and proposed layout are deemed appropriate for the proposed use.



-Following onto Foul Drainage Statement Report-

Foul Drainage Statement

1. Introduction

Coopers have been commissioned to produce a foul drainage statement to consider the impact on foul discharge to support a change of use planning application at the McCarthy Group haulage site.

2. Planning Requirements

In January 2021, Natural Resources Wales (NRW) introduced stringent standards on the discharge of phosphorus into the River Dee and Bala Lake Special Area of Conservation (SAC). The site lies within the catchment for the SAC. Any development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. The majority of the River Dee catchment in Wales is currently failing to meet water quality targets for phosphorus. The nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process. Whilst NRW permitting service has completed a Review of Water Company Discharge Permits they are currently undertaking further data analysis for the River Dee following a number of enquiries and questions from stakeholders and several ongoing Appeals.

3. Background

We find phosphorus in sewage, while some of the phosphorus contained in the food and drinks we consume is taken up by our body, most of it is excreted. Phosphorus can also be found in detergents, cleaning products and some toothpastes.

Sources Of Phosphorous Pollution:

1. Agriculture - Fertilizers usually contain Phosphorous, as it is a plant food, but excess phosphorous can run off the land, or enter land drains that discharge into watercourses, during spells of wet weather.

2. Sewage Discharges - All raw sewage contains Phosphorous, up to 17mg/litre.
It is estimated that typically only about 40% is digested by the bacteria in sewage treatment plants and the concentration level remains too high to discharge to sensitive waters.

4. Proposals

The site is currently used by a McCarthy Group as a warehousing / distribution/ haulage company. This statement has been produced to support a change of use application to an industrial use for the shredding of WEEE goods (laptops/mobiles etc).

The site will receive and process:
- Printed circuit boards
- Copper wire
- Copper-bearing materials
- Small Domestic Appliances (SDA)
- General WEEE or WEEE with non-ferrous value
- Work for UK Compliance Schemes

• Loose aluminium, stainless steel, and ferrous steel

All materials will be inspected and processed as required before export to refineries or approved outlets.

For clarity: no household waste, low-value WEEE, bio-materials, food, or waste that could attract vermin will be accepted. Ferrous Steel will only be produced from other materials.

It should also be noted that no water is used in any planned processes. Furthermore, the number vehicles on site will be far less than the previous site operations. There are no proposed alterations to toilet / kitchen appliances within the office welfare facilities.

5. Existing Foul Drainage

The haulage depot is in use 24-hours, 7 days a week:

• Drivers: 26
• Staff: 10
• Total: 36 employees

The exact daily foul flow produced within the building is unknown but can be estimated in accordance with the British Water Code of Practice Flows and Loads 4 (refer to Appendix 4).

Industrial – Office / factory without canteen = 50 litres/person/day.
(Drivers will be classed as part-time due to limited time at site = 45 litres/person/day)

Total discharge over 7-day period

26 persons x 45 litres x 7 working days = 8,190 litres / week
10 persons x 50 litres x 7 working days = 3,500 litres / week

Total discharge = 11,690 litres / week

6. Proposed Foul Drainage

The warehouse operations:

Monday – Friday: 07:00 to 18:00
Saturday - Sunday: Staff: No weekend activity is planned

Total: 12 employees:

The exact daily foul flow produced within the building is unknown but can be estimated in accordance with the British Water Code of Practice Flows and Loads 4.
Industrial – Office / factory without canteen = 50 litres/person/day
Total discharge over 7-day period
12 persons x 50 litres x 5 working days = 3,000 litres / week

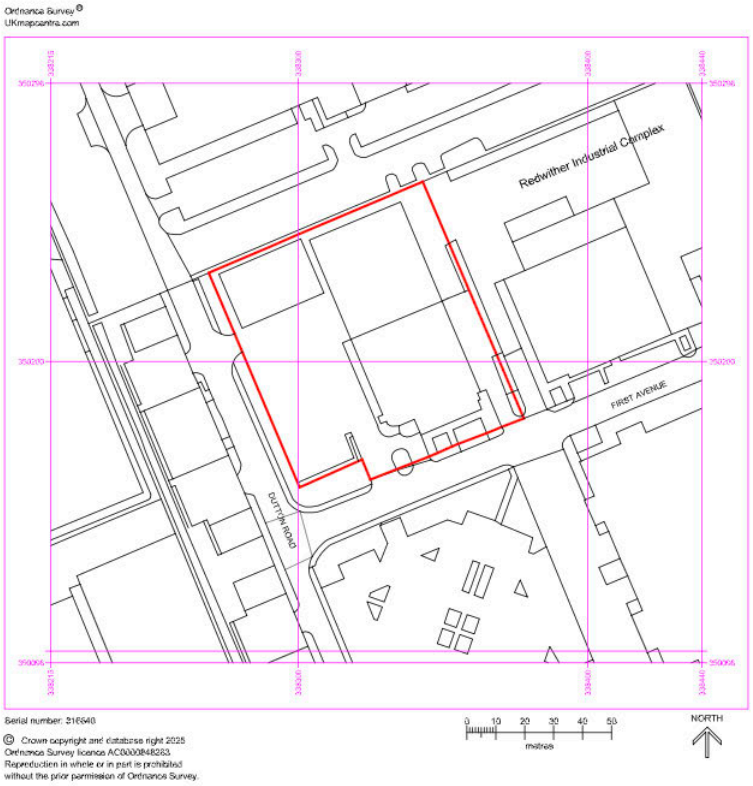
7. Conclusion

The existing and proposed foul flow rates for the site have been estimated using British Water Code of Practice Flows and Loads 4. These calculations demonstrate that the proposed change of use will have a significant reduction in foul flows due to the reduction in employees and operational times. Therefore, the proposals of change of use will not have a negative impact on phosphorous concentration levels within the River Dee and Bala Lake Special Area of Conservation (SAC). Planning Authorities are still able to determine applications that does not increase the volume or concentration of wastewater.

Appendix 1: Site Location:

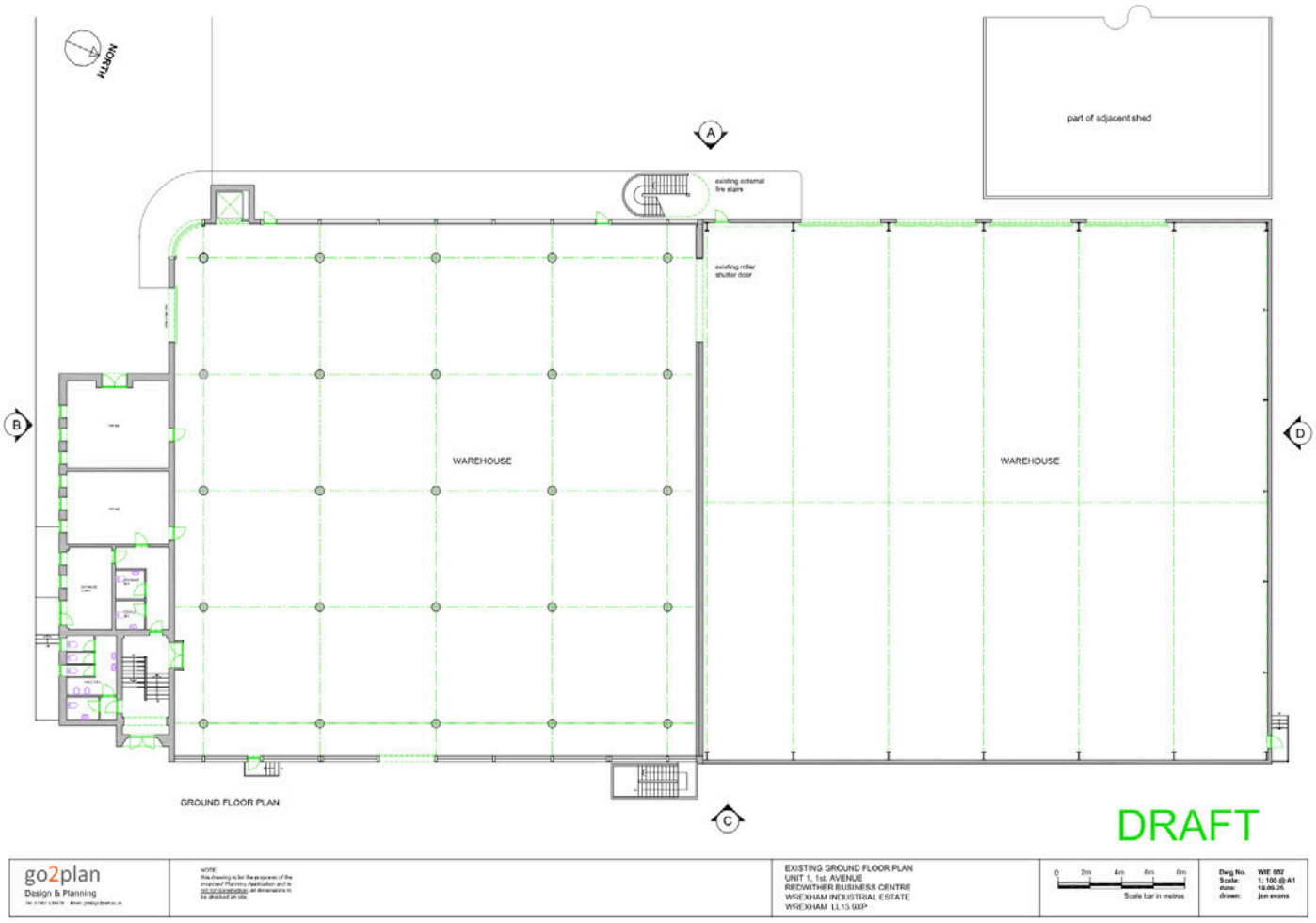
NORTH

Ordnance Survey®
UKmapcentre.com

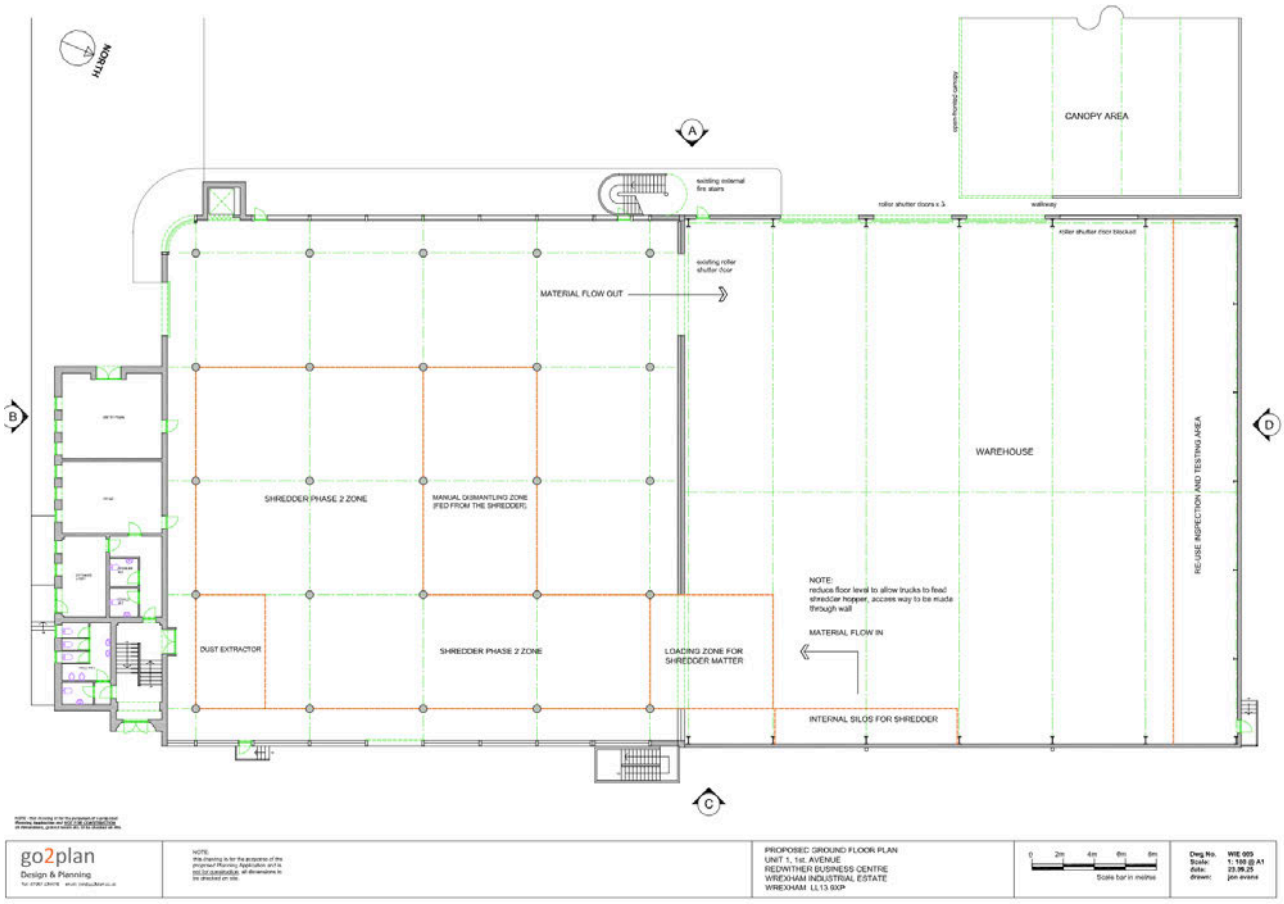


go2plan 40, The Wharf, New Crane St, Chester, CH1 4HZ Tel: 07957 634478 email: jon@go2plan.co.uk	SITE LOCATION PLAN UNIT 1, 1st. AVENUE REDWITHER BUSINESS CENTRE WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XP	0 20 40 60 80 100 1:1250 scale bar in metres	Dwg No. WIE 003 Scale: 1: 1250 @ A3 date: 10.09.25 drawn: jon evans

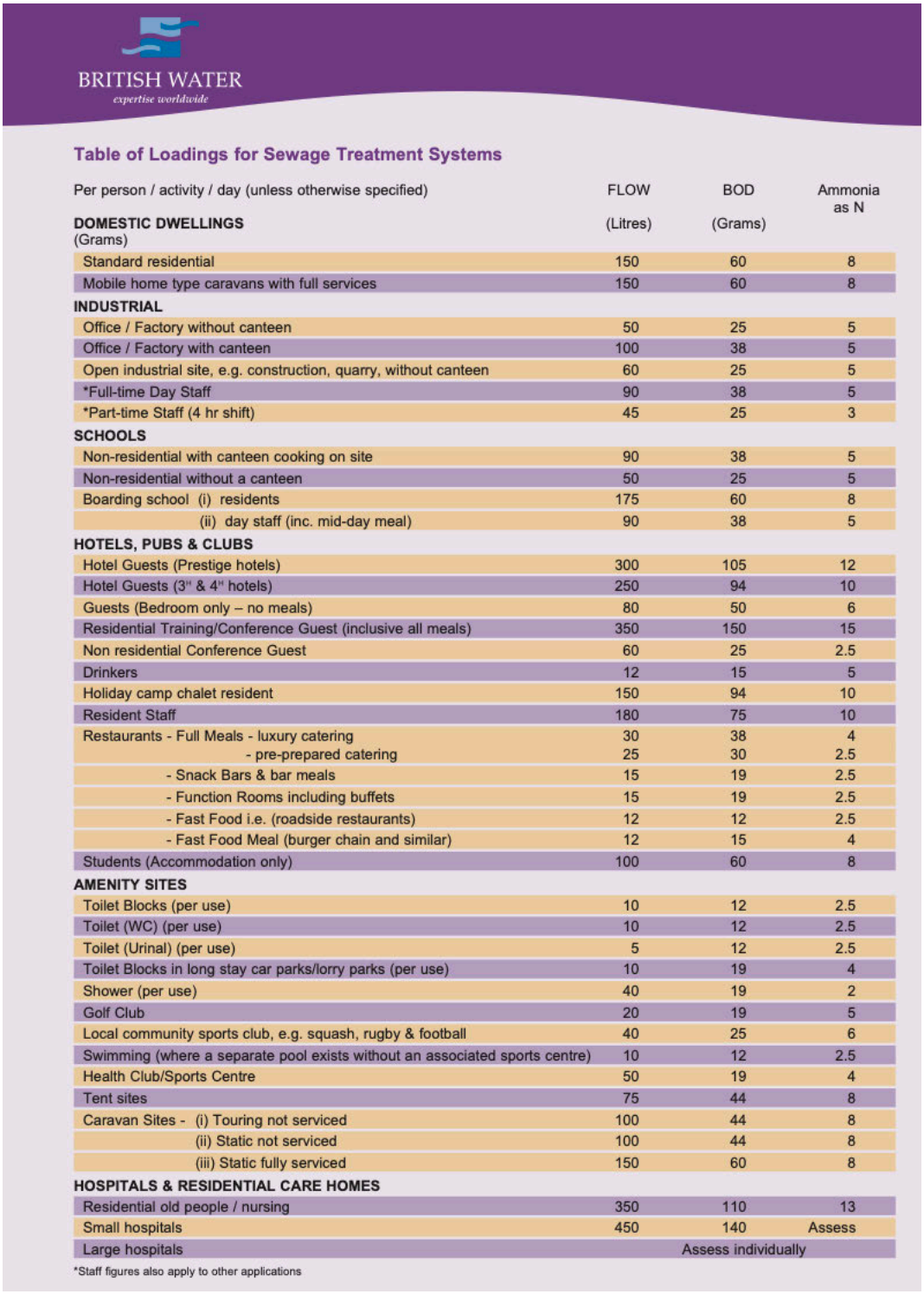
Appendix 2: Existing Site Location:



Appendix 3: Proposed Site Location:



Appendix 4: British Water Code of Practice Flows and Loads 4



BRITISH WATER
expertise worldwide

Table of Loadings for Sewage Treatment Systems

Per person / activity / day (unless otherwise specified)	FLOW (Litres)	BOD (Grams)	Ammonia as N (Grams)
DOMESTIC DWELLINGS			
Standard residential	150	60	8
Mobile home type caravans with full services	150	60	8
INDUSTRIAL			
Office / Factory without canteen	50	25	5
Office / Factory with canteen	100	38	5
Open industrial site, e.g. construction, quarry, without canteen	60	25	5
*Full-time Day Staff	90	38	5
*Part-time Staff (4 hr shift)	45	25	3
SCHOOLS			
Non-residential with canteen cooking on site	90	38	5
Non-residential without a canteen	50	25	5
Boarding school (i) residents	175	60	8
(ii) day staff (inc. mid-day meal)	90	38	5
HOTELS, PUBS & CLUBS			
Hotel Guests (Prestige hotels)	300	105	12
Hotel Guests (3rd & 4th hotels)	250	94	10
Guests (Bedroom only – no meals)	80	50	6
Residential Training/Conference Guest (inclusive all meals)	350	150	15
Non residential Conference Guest	60	25	2.5
Drinkers	12	15	5
Holiday camp chalet resident	150	94	10
Resident Staff	180	75	10
Restaurants - Full Meals - luxury catering	30	38	4
- pre-prepared catering	25	30	2.5
- Snack Bars & bar meals	15	19	2.5
- Function Rooms including buffets	15	19	2.5
- Fast Food i.e. (roadside restaurants)	12	12	2.5
- Fast Food Meal (burger chain and similar)	12	15	4
Students (Accommodation only)	100	60	8
AMENITY SITES			
Toilet Blocks (per use)	10	12	2.5
Toilet (WC) (per use)	10	12	2.5
Toilet (Urinal) (per use)	5	12	2.5
Toilet Blocks in long stay car parks/lorry parks (per use)	10	19	4
Shower (per use)	40	19	2
Golf Club	20	19	5
Local community sports club, e.g. squash, rugby & football	40	25	6
Swimming (where a separate pool exists without an associated sports centre)	10	12	2.5
Health Club/Sports Centre	50	19	4
Tent sites	75	44	8
Caravan Sites - (i) Touring not serviced	100	44	8
(ii) Static not serviced	100	44	8
(iii) Static fully serviced	150	60	8
HOSPITALS & RESIDENTIAL CARE HOMES			
Residential old people / nursing	350	110	13
Small hospitals	450	140	Assess
Large hospitals	Assess individually		

*Staff figures also apply to other applications

-Following onto Preliminary Ecological Appraisal Report-

Preliminary Ecological Appraisal Report

1. Executive Summary

Leigh Ecology Ltd was commissioned to conduct a Preliminary walkover of a parcel of land located and building named unit 1, Redwither Business Park, Wrexham. The site is a formal haulage yard, and will be similarly used, on a slightly smaller scale than previously.

The site is exclusively a haulage yard with accompanying buildings, and therefore offers very limited ecological value. The site features within Redwither Industrial estate, a large industrial estate to the east of Wrexham. The industrial estate comprises expected urban features, dominated by concrete roads and large corrugated buildings adjacent to each other.

Despite this, important linear corridors intersect across the estate, as well as bordering the site offering ideal corridors for various species. Several prominent water bodies are dotted across the industrial estate also.

The River Dee (SSSIfeatures around 3.4KM east from proposal site. Dee Cliffs, Farndon (SSSI) features around 4.4KM northeast from proposal site. Midland Meres & Mosses P2 (Ramsar) features 4.4KM northeast from proposal site. Several water bodies feature around 171m east from proposal site.

The development proposals are to maintain the building's broad function, changing the use from distribution to a waste processing site for electrical materials. with no changes to the building or site proposed. It is noted that less traffic is expected to visit the site. The site is bounded by a mature hedgerow along the western and southwestern boundaries. 3 alder trees feature along the eastern boundary of site also. Both the hedgerow

2. Introduction

Background

Leigh Ecology Ltd was commissioned by Mr. Jeremy Pudge to undertake an Ecological Appraisal of a parcel of land identified for a proposed residential development. The site is located at approximate National Grid Reference (NGR) SJ384502, with the site boundary shown in red on Figure 2.1 below.

Figure 2.1; Site Location and Extent

Red line shows site boundary. (Google Satellite, 2025).



This report presents baseline ecological information derived from the diurnal appraisal survey. It also provides recommendations for any additional surveys or works required to deliver a comprehensive ecological impact assessment.

The Applicant should be aware that if, during the appraisal:

• The site is found to be suitable habitat for any European Protected Species (EPS), other protected species, or priority habitats/species, or

• Evidence of use by protected species is observed or suspected, or

• Seasonal constraints limit the ability to gather sufficient ecological data for a robust assessment, then further detailed surveys may be recommended to enable a conclusive
assessment of potential ecological impacts.

If protected species are subsequently confirmed during these additional surveys and may be affected by the development, it is likely that a European Protected Species Mitigation Licence (EPSML) will be required to proceed with development works.

Certain protected or priority species have been omitted from this report, as they were discounted based on factors such as absence or isolation of suitable habitat, known species distribution, or because the proposed works are unlikely to negatively impact these species or their habitats.

3.Legislation & Policy

This report considers the following key legislation and policy relevant to ecological assessment and protection:

Legislation:

• Planning Policy Wales (8th Ed. January 2016)
• Technical Advice Note 5 (TAN5) Nature Conservation and Planning 2009
• Local planning policies (Wrexham City Council).
• The Conservation of Habitats and Species Regulations 2017.
• The Wildlife and Countryside Act 1981 (as amended).
• EC Council Directive on the Conservation of Wild Birds 79/409/EEC.
• National Parks and Access to the Countryside Act 1949.
• The Protection of Badgers Act 1992.
• The Countryside and Rights of Way Act 2000.
• The Hedgerow Regulations 1997.
• The Natural Environment and Rural Communities Act 2006; and
• Local Biodiversity Action Plan for Wrexham.

These laws protect both native and invasive species, with varying levels of protection depending on the species or group. For example, some species receive protection only during specific life stages (such as breeding birds during nesting), while others have full protection across their lifecycle under national or European law (e.g., otters). Some species are protected solely under UK law (e.g., grass snake).

4.Policy

The National Planning Policy Framework (NPPF, revised July 2021) provides key guidance on biodiversity and planning decisions. Paragraph 180 states:

a) Planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided, mitigated, or—only as a last resort—compensated for.

• b) Development likely to have an adverse effect on a Site of Special Scientific Interest (SSSI), individually or in combination with other developments, should not normally be permitted unless the benefits clearly outweigh the impacts on the site and the wider network of SSSIs.

• c) Development resulting in the loss or deterioration of irreplaceable habitats (e.g., ancient woodland or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

• d) Developments whose primary objective is to conserve or enhance biodiversity should be supported, and opportunities to improve biodiversity within and around developments should be integrated into design, especially where measurable net gains or public access improvements can be secured. This national policy is reflected and supported within the relevant local planning policy framework.

5.Scope of Study

This report includes:

• A preliminary ecological baseline assessment for the site

• An assessment of protected mammals on site

• A desk study including data search via Magic Map and local ecological records

• Identification of potential ecological constraints to development

• Recommendations for any further ecological work required to support a planning application

All work was conducted in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct and Good Practice Guidelines.

6.Methodology

A daytime Preliminary Ecological Appraisal (PEA) was conducted on the 21st of August 2025 under dry and sunny conditions by Christian Leigh, a Natural England licensed bat surveyor and a qualifying member of CIEEM.

Floristic Assessment:

The survey employed the UK Habitat Classification Version 1.1 (Butcher et al., 2020), aligning with the Biodiversity Net Gain framework, and referred to the Joint Nature

Conservation Committee (JNCC) Phase 1 Habitat Survey methodology (JNCC, 2010).
The approach also followed guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisal, 2nd Edition (CIEEM, 2017).

During the walkover, botanical assemblages were recorded, focusing on the presence of red-listed species (Stroh et al., 2014; Hodgetts, 2011), Section 41 species of the NERC Act, Local Biodiversity Action Plan (LBAP) species, and specially protected species listed under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 5 of the Conservation of Habitats and Species Regulations ((2019, post-EU Exit). Species nomenclature follows Stace (2019) for vascular plants, Smith (2004) for mosses, and Dobson (2018) for lichens.

The site was also assessed for invasive non-native species (INNS), as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981, as amended).

Faunal Assessment

Fauna presence and evidence were documented alongside an assessment of the site's suitability for priority species. The walkover also included searching for ephemeral pools or unmapped waterbodies that could be ecologically significant.

Bats

The site was surveyed for bats, including inspection of buildings (where present) for potential roosting features (PRFs) and signs of use such as droppings, incidental sightings, or prey remains. The inspection utilized a high-powered torch to examine internal and external features, including roofs, eaves, and crevices.

All trees were also assessed for bat roost potential using close-focus binoculars and torches. Potential roost features include woodpecker holes, rot holes, cracks or splits, lifted bark, knot holes, cavities, ivy cover on stems >50mm diameter, and bat or bird boxes.

The assessment criteria followed the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition (2023).

Landscape Assessment for Bats

Linear features such as hedgerows and watercourses, which often serve as bat commuting and foraging routes, were identified and evaluated for potential impacts
from development activities.

Breeding Birds

The survey checked buildings, trees, hedgerows, and scrub for nesting birds and nesting suitability. Bird species observed and heard were recorded, along with searches for nests or nesting materials. Special attention was given to species protected under Schedule 1 of the Wildlife and Countryside Act (1981, as amended), including priority species such as Barn Owl (Tyto alba).

Other Mammals

The walkover included a search for signs of Badger (Meles meles), such as setts, runs, digging, latrines, and snuffle holes. Evidence or habitat suitability for European Hedgehog (Erinaceus europaeus) was also recorded.

Amphibians and Reptiles

A 250m radius desktop search from the site's central grid reference identified nearby ponds, ditches, or waterbodies potentially supporting Great Crested Newts (GCN). This informed recommendations for any further detailed surveys.

The site was evaluated for reptile suitability by examining features such as south-facing slopes (basking), hibernation sites (e.g., banks, walls, rubble piles), and foraging habitat (e.g., rough grassland and scrub).

Professional Judgement

The conclusions and recommendations in this report are based on the surveyor's skills, experience, and knowledge of the site's flora and fauna within the local and regional ecological context.

7. Results

Habitats within the survey area:

The results of the Phase 1 Habitat survey are detailed in Appendix 1, with supporting photographs integrated within the text. Habitat descriptions are provided using English plant names for clarity.

Building Assessment

The building on site is a large, brick building with a flat concrete roof atop. The building condition was good, and no evidence of features associated with bat roosting were identified across the building. The building is to remain in its current. composition also.

Site Overview

The survey site encompasses the full extent of land shown in Figure 2.1. The site is to remain the same usage and appearance as present, with this survey and subsequent report being undertaken to understand the ecological context of the site. The site is a hard standing yard with standard brick, flat roof building and corrugated attached sections. The building is large and directly accompanies the haulage yard adjacent. The site features a mature bordering hedgerow along some of the southern and western boundary, and large mature alder trees along the western boundary.

Site Boundaries

As aforementioned, a mature hedgerow features along a section of the southern boundary and the western boundary. Some walling features as the northern and eastern boundaries, to secure the site.

Surrounding Habitats

The site sits within Redwither Industrial Estate, a large industrial estate to the east of Wrexham. The estate is dominated by standard urban habitat, but important tree lines and linear corridors feature intersecting the estate and surrounding the estate. These corridors are ideal for species such as GCN, bat species, birds of prey and bird nesting habitat.



Photograph 1, A front view of the existing McCarthy Distribution building. The building is standard brick with mixed clad and differing flat concrete roof.



Photograph 2, A view of the southern boundary hedge. The hedge is mostly hawthorn, laurel with dotted mature trees, mostly alder.



Photograph 3, A view of 3 mature alder trees on the eastern boundary of the site.



Photograph 4, A view of the adjacent haulage yard, which is to be retained in use. The building itself features a concrete flat roof, which may be suitable for bird species, particularly gull species.

8. Protected and notable species

Invertebrates.

The site offers no suitability for invertebrate species.

Amphibians

Great crested newts (GCN) are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2010 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). These regulations afford protection to both individual newts and the habitats they utilise for shelter, rest, or breeding. GCN are also listed as a priority species under both the UK and local (LBAP) Biodiversity Action Plans.

The site is set within Redwither industrial estate, a dense urban industrial estate featuring intersecting and surrounding corridors for GCN, linking the dotted water bodies and important features across the estate. The proposal plans are to keep the site as it is, in its exact current composition and usage, with notably less traffic presence to and from site.

Breeding Birds

The site features a bordering mature hedgerow acting as the southern and western boundaries, comprising hawthorn and laurel predominately. This hedge offers features suitable for bird nesting, due to the dense, wide hedge. The hedgerow obviously borders a very busy haulage yard, and therefore may not be suitable in location but will remain untouched.

Mammals

The building on site is a large, mixed section brick building with an attached corrugated section. The main brick section features a concrete flat roof, with no instances of damage or designed entry points being identified across the building. The building is to remain unchanged. The rest of site is hard standing yard, or the few ecologically important features on site which are all to remain.

9.Constraints And Recommendations

The proposed development (within the red line site boundary as shown in Figure 2.1) will strictly be the acquisition of the building and change of use to a waste site for electrical goods, resulting in less traffic.

Therefore, given the ecologically important features on site are to remain and the site is to remain unchanged, there are no ecological constraints. It is recommended that faunal enhancements be implemented to boost the biodiversity of the site, with some scope for additions along the boundaries being possible.

Ecological Enhancements

These ecological enhancements could include:

- Installation of bat boxes on retained trees or new buildings.
- Bird nesting boxes.
- Hedgehog highways and hibernacula.
- Amphibian hibernacula (e.g. log piles) in the ecological enhancement area.
- Invertebrate features such as insect hotels and bee bricks.

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-Following onto Specialist Site Notice's-

Specialist Site Consultee Notice (English)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

To be served on consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Purpose of this notice: This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed Development at: Land North at Unit 1 First Avenue, Redwither Business Park, Wrexham, LL13 9XP

I give notice that: Telecycle Europe

Is intending to apply for planning permission: For change of use from haulage yard storage to a waste recycling facility for the shredding of components.

A copy of the proposed application; plans; and other supporting documents can be viewed online at https://drive.google.com/drive/folders/1rj3zHKW21CFn5uA-10l5jaihJJ5UFJ6g?usp=drive_link and in full at Wrexham Library, Rhosddu Road, Wrexham LL11 1AU.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response can be sent to [redacted] or by contacting Mr Peter Miller on [redacted]

Any comments should be made in 28 days from the date of this letter.

[redacted]

Date: Monday 17th November 2025

Specialist Site Consultee Notice (Welsh)

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGL 2D

I'w gyflwyno i ymgyngoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

PWRPAS YR HYSBYSIAD HWN: Mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghori cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

DATBLYGIAD ARFAETHEDIG YN: Tir i'r Gogledd o Uned 1, First Avenue, Parc Busnes Redwither, Wrecsam, LL13 9XP

RWY'N RHOI GWYBOD FOD: Telecycle Europe

Yn bwriadu gwneud cais am ganiatâd cynllunio: I newid defnydd o iard gludo nwyddau i gyfleuster ailgylchu gwastraff ar gyfer malu cydrannau.

Gellir gweld copi o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn: https://drive.google.com/drive/folders/1rj3zHKW21CFn5uA-10l5jaihJJ5UFJ6g?usp=drive_link a hefyd yn llawn yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, gellir anfon ymateb ymgynghori at [redacted] neu drwy gysylltu â Mr Peter Miller on [redacted]

Dylid cyflwyno unrhyw sylwadau o fewn 28 diwrnod i ddyddiad y llythyr hwn.

[redacted]

Dyddiad: Dydd Llun, 17 Tachwedd 2025

-Following onto Noise Impact Assessment-

Noise Impact Assessment Report

Quality Control:

Issue/revision	P01	P02	P03	P04
Remarks	First issue			
Date	October 2025			
Prepared by	G Moore			
Checked by	J Healey			
Authorised by	J Healey			
Project number	PA1275			
Report number	R01			
File reference	PA2175-R01-P01 Wrexham Telecycle Acoustic Report			

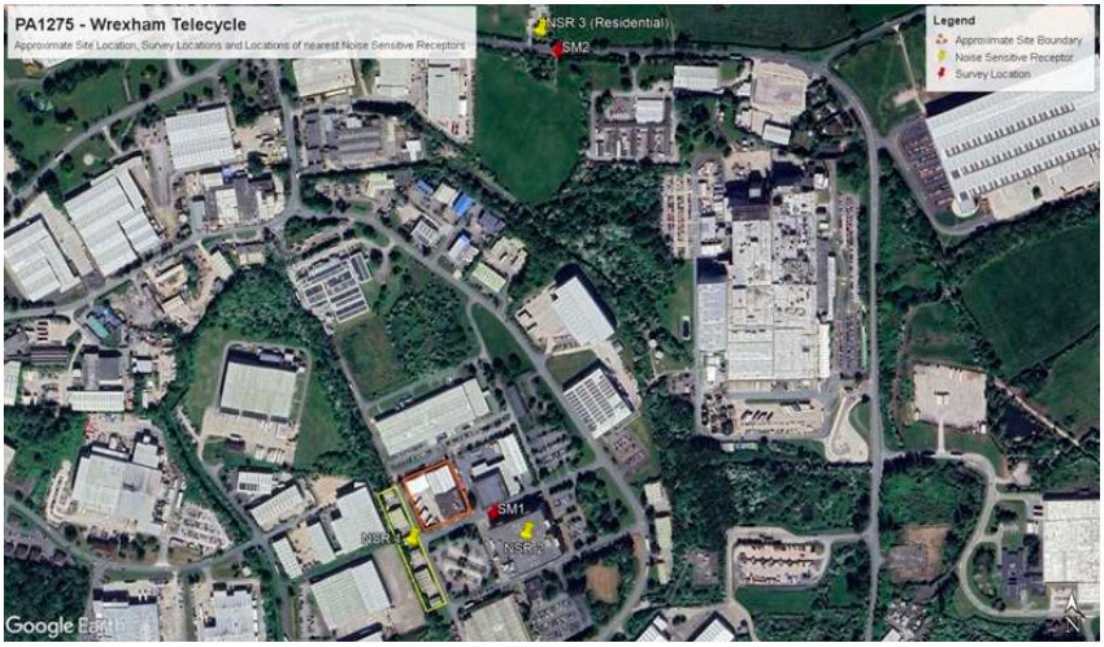
1. INTRODUCTION

Peninsular Acoustics Ltd, has been commissioned by Telecycle Europe Limited (hereafter referred to as 'the Client') to undertake a Noise Impact Assessment to assess the effect of noise produced by proposed activity at their facility at Unit One, First Avenue, Wrexham (hereafter referred to as 'the Site') on the surrounding area. This report is necessarily technical in nature and therefore, to assist the reader, an acoustics glossary is provided in Appendix A.

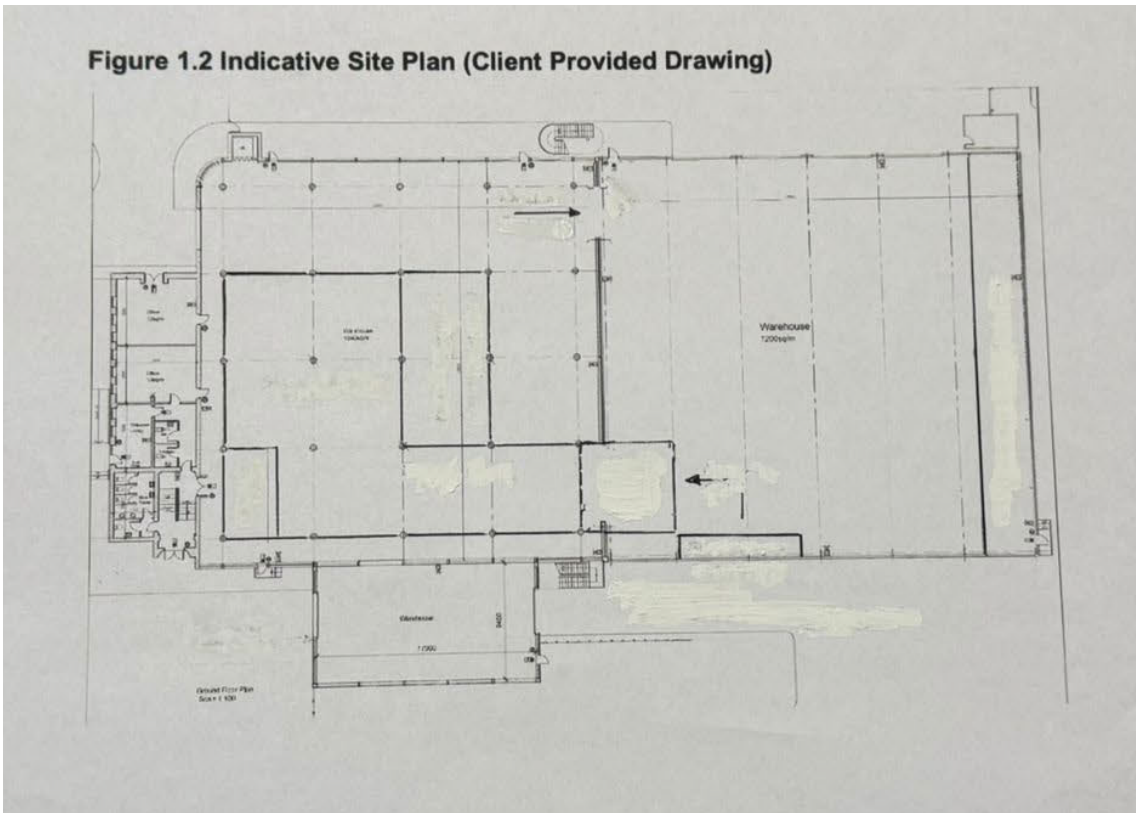
1. SITE DESCRIPTION

The Site is situated on the crossing between First Avenue and Dutton Road, within the wider Redwither industrial estate, and currently operates as a haulage firm. Ownership is in the process of being transferred at the time of writing of this report. It is bound on all sides by existing industrial and commercial sites. The nearest residential receptor (NSR3) is located circa. 650m to the north of the Site, situated off Bryn Lane. Figure 1.1 shows a map of the surrounding area including all receptors.

Figure 1.1 Site Plan



Development proposals at the Site are for the conversion from a haulage site to a reclamation centre, with the primary activity at the Site to be shredding of processed and unprocessed metal. Operating hours at the Site further to redevelopment will be between 08:00 and 18:00. Figure 1.2 shows an indicative Site plan provided by the Client, including the location of proposed activities at the Site. The majority of Site activity is proposed to occur internally, and so the internal layout is
presented herein.



The Site consists of two warehouses, henceforth referred to as the “Shredding Warehouse” (leftmost on the above image) and the “Loading Warehouse”. Operation at the Site will follow the general process of the delivery of material into the loading warehouse, from which point it will be loaded via forklift/shovel lifter into the shredder unit, which will be intermittently active throughout the whole day period.

The shredding warehouse is a two-storey building with walls of a solid concrete construction, and an open-plan office space on the second floor of the building, for intermittent use by employees at the Site. The loading warehouse is a secondary single-storey building, with walls and a roof constructed of corrugated metal. Both warehouses have metal roller doors leading to the external environment, although the shredding warehouse’s roller doors are to be kept sealed at all times further to the change in operation.

There will also be deliveries to an external area of the Site for the receipt of processed and unprocessed metals, to be transported from an external service yard into the internal area of the Site. Entry to the Site for deliveries shall be via the roller doors on the northern portion of the rightmost warehouse shown in Figure 1.2, and deliveries, forklift movements and the occasional tipping of unprocessed metal will occur in the service yard.

2. PURPOSE

The Client is seeking planning permission for the proposed use. This report details an assessment in accordance with BS 4142: 2014+A1: 2019 ‘Methods for rating and assessing industrial and commercial sound’, demonstrating that proposed activity at the Site will not have an adverse impact upon nearby receptors.

2.1 BS 4142 ASSESSMENT APPROACH

BS 4142 describes methods for rating and assessing industrial and/or commercial sound and includes, but is not limited to, the assessment of:

- Sound from industrial and manufacturing processes;
- Sound from fixed installations which comprise mechanical and electrical equipment;
- Sound from the (un)loading of goods and materials at industrial/commercial premises
- Sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from premises or processes such as that from forklift trucks on or around an industrial and/or commercial site.

The methods described in BS 4142 use outdoor sound levels to assess the likely effects of sound on people who are typically outside residential premises. Although indoor effects can be indicated where the façade composition is known. A summary of the approach set out in BS 4142 is set out below:

Establish or predict the specific sound level of the source(s) by considering both the ambient (includes the source to be assessed) and residual (excludes the source to be assessed but includes all remaining sources) sound level;

- Measure the representative background sound levels, typically by measuring close to the
- receptor location
- Rate the specific sound level to account for any distinguishing characteristics (see below)
- Estimate the impact by subtracting the background sound level from the rating level
- Consider the initial estimate of impact, as determined above, in the context of the noise and its environment.
- The specific sound level is rated to account for distinguishing characteristics by using penalties for tonality, impulsivity, intermittency, and other sound characteristics. The dominant acoustic characteristic should be applied to avoid large penalties which is in accordance with the Institute of Acoustics response to BS 4142.

The character corrections are flexible according to whether the acoustic character is just perceptible at the noise receptor, or is clearly perceptible or highly perceptible, and range from 0 to 6 dB for tonal noise, 3 to 9 dB for impulsive noise, and 3 dB for other non-tonal/impulsive acoustic characteristics.

An initial estimate of impact of the specific sound is obtained by subtracting the background sound level from the rating level. Typically, the greater the difference, the greater the magnitude of impact.

- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context;
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context;

- At differences lower than +5 dB a low impact is likely, depending on the context. The lower the rating level is to the measured background sound level, the less likely it is that the specific sound source will have an impact.

The results of the initial assessment should then be considered in light of all pertinent contextual factors.

3. SURVEY

Site visits were undertaken on both the 18th and 19th September 2025. A Site walkaround was conducted to assess the construction details of the buildings at the Site to be retained. Development proposals at the Site are yet to proceed, and so the survey portion of this report details a measurement of background sound levels at nearby receptors.

3.1. Methodology

Due to security conditions at the Site, as well as noise still at times present from the Site's previous tenants, an unattended environmental sound survey was not possible. In lieu of an unattended survey, multiple attended 30-minute measurements were taken at locations representative of nearby NSRs.

Attended environmental sound survey of the current prevailing sound levels was undertaken at locations adjacent to the Site on the afternoon (16:00-18:00) of Thursday 18th and the morning (09:00-11:00) of Friday 19th September 2025. These times were chosen in order to capture the Site and adjacent area during both high and low periods of traffic.

A sound level meter (SLM) was attended at two locations as follows:

- Sample Measurement 1 (**SM1**): Attended measurements taken adjacent to the Site, adjacent to the façade of NSR 1; and
- **SM2**: Attended measurements taken at the nearest residential receptor, adjacent to NSR 3, circa. 650m north from the Site



Near to Site, outside adjacent office building (NSR 2)



Adjacent to nearest residential receptor on Bryn Lane (NSR 3)

The above measurement positions are in Figure 1.1, with images of these positions in-situ shown below.

For completeness, a full overview of measurements taken around the Site area are included herein. However, it should be understood that for the purposes of this report, impact only to residential receptors has been considered, and so only the measurement results taken from SM2 will be considered for assessment purposes.

3.2. Equipment

Sound levels were measured using a Class 1 SLM housed in environmental protection apparatus. The SLM was field calibrated before and after the survey using a Class 1 calibrator, with no significant drift in calibration levels recorded (> ± 0.5dB). The equipment was setup in free-field conditions to capture LAeq, LAFmax, and Leq at a minimum.

Full details of the noise measurement equipment used are available upon request but have been calibrated to traceable standards within the 12 – 24 months prior to the survey being undertaken, and are fully compliant with the measurement procedures outlined in BS 4142.

3.3. Observations

Weather conditions fluctuated during the survey, with there being periods of high wind and rain at times during attendance. Weather conditions were monitored, and the attended measurements were timed such that there was no precipitation or windspeeds greater than 5 m/s during measurement periods.

Stood at SM1, the acoustic environment was typically subjectively quiet, with steady distant road traffic as well as occasional impact from adjacent commercial sites (primarily the movement of HGVs). Intermittent activity was still on occasion audible from the previous tenant at the Site; measurements were taken only when this activity was either not present, or inaudible at the measurement position.

Stood at SM2, the acoustic environment was dominated entirely by busy road traffic off Bryn Lane, as well as occasionally audible sound from nearby industrial premises.

3.4. RESULTS

A summary of the measurement results are presented in Table 3.1.

Table 3.1 Survey Results

Position	Receptor Representative of	Residual Sound $L_{Aeq,30mins}$	Background Sound $L_{A90,30mins}$
SM1	NSRs 1 + 2	54-59 dB	48-50 dB
SM2	NSR 3	65-69 dB	49-55 dB

To provide a robust assessment, the lowest measured background sound value dB $L_{A90,30mins}$ has been used for assessment purposes. Consequently, the a background sound level of 49 dB $L_{A90,T}$ has been assumed.

4. INDUSTRIAL/COMMERCIAL SOUND ASSESSMENT

4.1. ACOUSTIC MODEL

An acoustic model of the Site and environs has been generated in Datakustik CadnaA® modelling software. The model was generated to determine noise levels across the Site and noise source emissions have been informed by survey data.

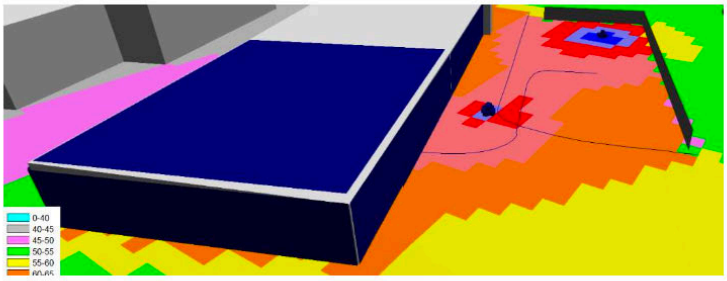
CadnaA® considers various inputs, including topography, buildings, and road noise sources, and calculates sound levels in accordance with national and international standards; in this case, the relevant UK standards are the procedures set out within ISO 9613-21

.

The modelling assumptions pertinent to the assessment are as follows:

- Ground absorption set to 0 (Hard Ground);
- Digital terrain included in the model Environment Agency, 19th September 2025);
- Buildings set to reflective with 2nd order reflections considered;
- Point sources, vertical and horizontal area sources, and line sources with resultant sound power
- levels shown in Table 4.1 below;
- All considered sources in continuous operation with appropriate time corrections applied, in order
- to account for a worst-case hourly period, in accordance with BS 4142; and
- Shredding warehouse walls assumed to be constructed of a solid concrete providing 50 dB Rw + Ctr sound reduction (e.g. 200mm thickness). Loading warehouse walls and roof assumed to be constructed of corrugated metal providing 25 dB Rw + Ctr sound reduction. Roller doors at each warehouse assumed to of typical roller shutter door construction providing 18 dB Rw + Ctr sound reduction.

Figure 4.1 3D Image of Model[2] (Values shown in dB $L_{Aeq,1hr}$)



[1] ISO 9613-2 *'Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation.'*
[2] The second floor of the shredding warehouse has not been included in the model; no breakout via the roof of the shredding warehouse has been considered due to the second floor covering the entirety of the space below.

4.2 Source Sound Levels

4.2. SOURCE SOUND LEVELS

Table 4.1 shows the sound sources considered in the acoustic model, including how they were modelled and the resultant Sound Power Level (inclusive of any time correction) in the model.

Table 4.1 Source Sound Levels

Activity	Modelled As	Result. Sound Power Level
HGV Arrival + Idling	Point Source	85 dB L_{wA}
HGV Air Breaks + Unloading Activities	Point Source	86 dB L_{wA}
HGV Movement	Line Source	76 dB L_{wA}
Forklift Movement	Line Source	89 dB L_{wA}
Shredding Warehouse External Break-out	Vertical Area Source	85 dB L_{wA}[4]
Loading Warehouse External Break-out[1]	Horizontal/Vertical Area Source[3]	81 dB L_{wA}[4]
Warehouse External Break-out[2]	Vertical Area Source	67 dB L_{wA}
External Metal Tipping	Point Source	100 dB L_{wA}

1: Includes internal operation of shovel loader, as well as the noise break-in to the loading warehouse from operation of the shredding plant.

2: Break-out from the loading warehouse to the external environment whilst a door remains open in order to receive a delivery.

3: Horizontal area source used to model breakout via the loading warehouse's roof.

4: Internal Reverberant Lp, Datakustik CadnaA® modelling software has been used to calculate predicted external breakout based on the assumed SRI of the respective wall construction.

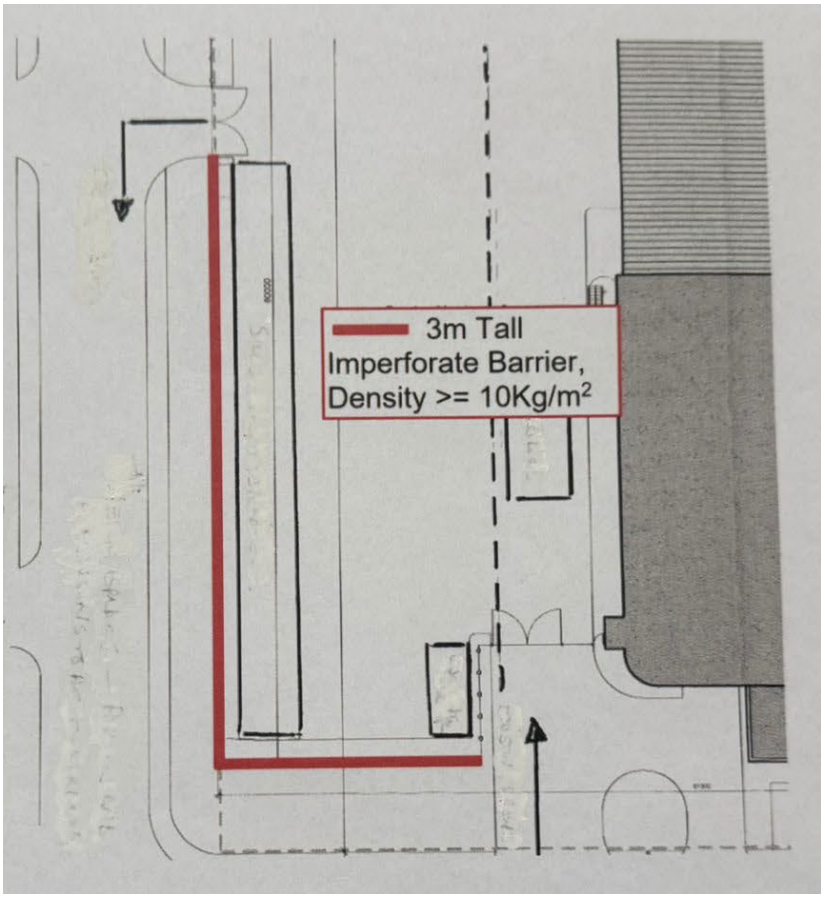
For HGV movements to and from the delivery area, source data has been determined based upon the guidance contained within the Noise Advisory Council (NAC) guide[3] which takes the single event noise exposure level of a typical HGV and provides an L_{Aeq} value accordingly.

Where possible datasheets provided by the Client or taken from a suitably representative datasheet, or otherwise source sound data has been derived from the data available in Appendix C of BS 5228- 14. An upper limit of 85 dB reverberant sound pressure level has been chosen as an indicative sound level for sound in the shredding warehouse, chosen as the maximum value a worker inside the warehouse can be exposed to over eight hours in accordance with Noise at Work Regulations5 On the assumption that plant will need to be attenuated such that it does not exceed that level.

4.3. EMBEDDED SCHEME MITIGATION

The scheme also assumes a 3m tall imperforate screen to sound as provided by the crates used to hold metals, situated along the south and south-western boundary of the Site.
Figure 4.2 shows the location of this inherent noise barrier.

Figure 4.2 Location of Mitigation



4 BS 5228-1:2009+A1:2014 – Code of Practice for noise and vibration control on open sites – Part 1: Noise
5 2005 No. 1643 Health and Safety - The Control of Noise at Work Regulations 2005

4.3 SPECIFIC SOUND LEVEL

The noise map shown in below shows the predicted specific sound level from sound generated at the Site impacting the nearby area (NSR 3 considered in this report shown at the northernmost receptor on this map).

Figure 4.3 Model Output Noise Map (Values Shown in dB $L_{Aeq,1hr}$)



The relevant results are summarised in the following table.

Table 4.2 Modelled Specific Sound Levels

Receptor	Modelled $L_{Aeq,1h}$ Noise Level
NSR 3	26 dB

4.5. RATING LEVEL

BS 4142 provides guidelines on applying penalties to sound levels should they be determined to be noticeably intermittent, tonal or impulsive, or if there are any other characteristics present that may cause the sound in question to be readily distinctive against the existing acoustic environment. At the time, the sound in question does not exist, and so it cannot be measured to determine if it is objectively tonal or impulsive. Given the very low sound levels, no feature correction has been assumed.

4.6. INITIAL NOISE IMPACT ASSESSMENT

The INIA of industrial sound impact is presented in Table 4.3. Operating hours at the Site are proposed to fall entirely within the daytime (07:00-23:00) period, and so only a daytime assessment is presented herein.

Table 4.3 Initial Noise Impact Assessment (INIA)

Item	NSR 3
Period	Daytime
Reference period	1-hour
Specific Sound Level	26 dB $L_{Aeq,1hr}$
Acoustic Feature Corrections	0 dB
Rating Level	26 dB $L_{Ar,1hr}$
Background Sound Level	49 dB $L_{A90,30mins}$
Excess of Rating Level over Background Sound Level	-23 dB
Assessment Indicates	Low impact
Uncertainty	Minimised

The assessment indicates that the rating level dB LAr,1hr at the nearest residential receptor is significantly beneath the existing background sound level dB LA90,30mins, which is indicative of a low impact.

4.7. SUMMARY

The BS 4142 initial impact assessment considering the existing sound climate has determined, due to the extensive setback distance from the Site, that noise from the Site is predicted to be significantly beneath the existing background sound level dB LA90,30mins, and is thus unlikely to be audible or otherwise represent an adverse impact at the nearest residential receptor.

4.8. UNCERTAINTY

Uncertainty is an unavoidable feature of measurements in the field, which can be subject to many factors; the weather typically being the most significant of which with respect to the measurement of sound. Uncertainty is also unavoidable in the prediction of sound levels, where naturally, before the scenario being considered becomes a reality, a number of assumptions need to be relied upon. There is also the uncertainty of people's reactions, which can be influenced by a

number of factors, not just the magnitude or character of the sound in question. In keeping with the scale of each project, Peninsular Acoustics aims to minimise uncertainty at each stage as far as reasonably practicable. With this is mind, the control measures listed in Appendix B have been followed, which themselves, have been derived from the guidance within BS 4142. Crucially, measurements have been undertaken by suitably qualified staff, using state of the art, in calibration equipment, over suitable periods and avoiding adverse weather conditions.

The predictions have also been undertaken by suitably qualified staff, and by using a broad spread of source data obtained through archived specific sound level measurements. Notwithstanding this, naturally some uncertainty remains. Given the sheer number of factors involved, however, it is not feasible to place a numerical value on the level of uncertainty, without
resulting in an unhelpful range of possible outcomes. It is the professional position of Peninsular Acoustics that uncertainty has been kept to a realistic minimum and that the outcome of this assessment is sufficiently representative and robust.

5. CONCLUSIONS

Peninsular Acoustics Limited was commissioned by Telecycle Europe Limited to provide an assessment to investigate the noise impact associated with their proposed reclamation operations at Unit One, First Avenue, Wrexham.

The nearest residential receptor is 650m to the north, a dwelling off Bryn Lane. An attended survey was undertaken of the background sound representative of conditions at this receptor.

Client provided data, manufacturer's datasheets, and library source sound data has been used to create a noise model, which in turn has predicted specific sound levels at the receptor.

An initial noise impact assessment determined due to the setback distance between the Site and the nearest residential receptor, sound from the Site is predicted to be of low impact.

Limitations on the use of this report are contained in Appendix C.

Appendix A – Technical Terminology

Parameter	Description
Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pressure.
Sound Pressure Level (Sound Level)	The sound level is the sound pressure relative to a standard reference pressure of 20μPa (20x10-6 Pascals) on a decibel scale.
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s1 and s2 is given by 20 log10 (s1 / s2). The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is 20μPa.
A-weighting, dB(A)	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
$L_{eq,T}$	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
$L_{Max,T}$	A noise level index defined as the maximum noise level during the period T. L_{Max} is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
$L_{90,T}$	A noise level index. The noise level exceeded for 90% of the time over the period T. L_{90} can be considered to be the "average minimum" noise level and is often used to describe the background noise.
$L_{10,T}$	A noise level index. The noise level exceeded for 10% of the time over the period T. L_{10} can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
$L_{Aeq,Tr}$	Specific noise level. The equivalent continuous A-weighted sound pressure level at the assessment position produced by the specific noise source over a given reference time interval.
$L_{Ar,Tr}$	Rating noise level. The specific noise level plus any adjustments for characteristic features of the noise.
Free-Field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5m.

Parameter	Description
Facade	At a distance of 1m in front of a large sound reflecting object such as a building facade.
Fast/Slow Time Weighting	Averaging times used in sound level meters.
Octave Band	A range of frequencies whose upper limit is twice the frequency of the lower limit
Airborne Sound Insulation	Sound insulation that reduces transmission of airborne sound between buildings or parts of buildings
R_w	The single number quantity, which characterises the airborne sound insulating properties of a material or building element over a range of frequencies.
$D_{nT,w}$	The single number quantity, which characterises the airborne sound insulation between rooms over a range of frequencies, using noise spectrum 2 as defined in BS EN ISO 717-1:1997
C_{tr}	Correction term applied against the sound insulation single-number values (R_w, D_w and $D_{NT,W}$) to provide a weighting against low frequency performance.
Frequency (Hz)	The number of pressure variations (or cycles) per second that gives a sound its distinctive tone. The unit of frequency is the Hertz (Hz).
One-third octave band	A frequency band in which the upper limit is $2^{1/3}$ times the frequency of the lower limit.
Reverberation Time	The time, in seconds, taken for a sound in a room to decay by 60dB after a source has been stopped.
Reverberation Time	The time, in seconds, taken for a sound in a room to decay by 60 dB after a source has been stopped.
Sound Level	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pressure. The sound level is the sound pressure relative to a standard reference pressure of 20x10-6 Pascals on a decibel scale.

Appendix B – Uncertainty

Uncertainty Control Measures	Applicable?	Adopted?/Comments
Measurement		
Only use in calibration Type/Class 1 equipment and check (and record) calibration level before and after measurements	✓	Yes
Measurements taken using the time and frequency weighting specified by the relevant standard?	✓	Yes
Detailed notes made, including details of the equipment, weather, survey positions (including approximate distances), contributing noise sources, presence of screening etc.?	✓	Yes
Photographs taken and recorded survey locations using GPS?	✓	Yes
Avoided standing waves/interference – listen for effects, taken spatial average from several locations or conducted a sweep	✓	Yes
Taken measurements of source at different distances to establish propagation	×	Not relevant, noise not currently generated, used indicative values
Taken measurements at different heights where relevant	×	Not relevant
Avoided just measuring in the "noisiest" parts of the site, and established how "quiet" it is, too, where relevant to the assessment	✓	Yes
Measured under different source operating conditions relevant to the assessment / adopt worst case if known	×	Not relevant
Measured more than one cycle/event	×	Not relevant
Determined the state of repair of any associated source, where relevant	×	Not relevant
Used a windshield and avoided windy conditions (i.e. gusts regularly exceeding 5 m/s)	✓	Yes
Avoided wet conditions (particularly in terms of rain on the windshield/microphone and on neighbouring surfaces)	✓	Yes
Avoided electrical and electromagnetic interference (such as from power cables and radio transmitters)	✓	Yes
Avoided extreme temperatures? Traffic conditions can be different in freezing conditions, whilst meters can overheat and fail in a case when in direct sunlight during the summer.	✓	Yes
Made measurements during different weather conditions? Particularly relevant in terms of wind direction for sites affected by aircraft movements, but also for sites affected by other distant, but significant, sources of noise, in different directions	-	Not considered necessary for this assessment
Where one source is dominant (such as a main road), have measurements been taken during conditions favourable to propagation (i.e. when wind direction is within +/-45° of the line between the source and receiver or during temperature inversion, such as on clear calm nights)	-	Not considered necessary for this assessment

Uncertainty Control Measures	Applicable?	Adopted?/Comments
Avoided tree/leaf (movement) sound where possible? Ideally take measurements the same distance from sources of such sound as any receptors of interest	✓	Yes – no significant wind present to cause dominant leaf movement
Avoided dawn chorus sound? Ideally take measurements the same distance from trees and bushes as any receptors of interest	✓	Yes
Measured outside the receptor in question where possible? It is worst case typically to measure under free-field conditions and apply +3 dB correction if necessary to convert to "façade" where applicable – for most planning (new residential development) assessments, free-field is preferable	✓	Yes, nearby and used free-field conditions
Avoided atypical traffic conditions (such as during school holidays and road works – road traffic incidents can significantly affect flows, but which can't be predicted and their occurrence can't always be established after the survey – check the data for anomalies)?	✓	Yes, although not relevant and reduced traffic would make assessment more worst-case
Avoided the presence of the engineer and/or the microphone resulting in atypical conditions (e.g. people stopping to talk, workers on site adjusting their way of working, etc.)?	✓	Yes
Data handling		
Was the data downloaded immediately after survey and process promptly whilst details are fresh?	✓	Yes
Were digital transfer methods used and was the data written down too?	✓	Yes
Was the time-history examined (in as fine a resolution as possible) for any unexpected events – preferably with active spectral data (i.e. in dBTRAIT)	×	Attended measurements so no time history
If removing any data (due to an atypical event, for example), was the data saved as a new file, with notes to the data provided within the corresponding Excel file?	✓	Yes, raw data seperate from processed data
Prediction		
Was measurement data used at different distances to verify propagation?	×	Not relevant
Were measurements at different heights used to verify screening effects, where relevant?	×	Not relevant
Were propagation calculation procedures relevant to the source and distance used?	✓	Yes, based on ISO 9613-2
Were detailed traffic flow data applicable to the assessment methodology used?	×	N/A
Were detailed sound source data (including octave-bands levels) used, accounting for size, height and directivity, where known?	×	Not relevant
Were detailed topographical data and base mapping used?	✓	Yes
Were different ground types identified	✓	No ground absorption accounted for
Was an order of reflections of at least one applied?	✓	Yes, two

Uncertainty Control Measures	Applicable?	Adopted?/Comments
Was the 3D view feature of the modelling software used to check the accuracy of the model?	✓	Yes
Were contour plots produced as a further means of identifying any abnormalities or errors in the model?	✓	Yes

Appendix C – Report Limitations

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorisation of Peninsular Acoustics Limited. Peninsular Acoustics Limited accept no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/ or Peninsular Acoustics Limited and agree to indemnify Peninsular Acoustics Limited for any and all loss or damage resulting therefrom.

Peninsular Acoustics Limited accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned. The findings and opinions expressed are relevant to the dates of the site works and design drawings/specifications and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations Peninsular Acoustics Limited reserve the right to review the information, reassess any new potential concerns and modify our opinions accordingly.



Draft Application for Planning Permission

PlanningPortal

This is a reference copy of a draft online application from www.planningportal.co.uk it is not valid for submission to a Local Planning Authority

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

DRAFT APPLICATION – Not valid for submission

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Redwither Complex, Unit 1

Address Line 1

First Avenue

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9XP

Description of site location (must be completed if postcode is not known)

Easting (x)

338338

Northing (y)

350201

Description

Applicant Details

Reference:

Name/Company

Title

First name

J

Surname

Pudge

Company Name

Telecycle Europe

Address

Address line 1

Redwither Complex, Unit 1 First Avenue

Address line 2

Wrexham Industrial Estate

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9XP

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

[redacted]

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Site Area

Reference:

What is the site area?

7000.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

○ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Change of use from Haulage yard/storage to waste recycling facility for shredding of components (WEEE).

Has the work or change of use already started?

○ Yes
⊘ No

Existing Use

Please describe the current use of the site

Haulage and storage facility

Is the site currently vacant?

○ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

○ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

○ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

○ Yes
⊘ No

Materials

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Does the proposed development require any materials to be used in the build?

○ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

○ Yes
⊘ No

Are there any new public roads to be provided within the site?

○ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

○ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

○ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

○ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

○ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

○ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

○ Yes
⊘ No

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Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ⊘ No
- ○ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ⊘ Yes
- ○ No

If Yes, please provide details:

See attached reports which identify arrangements

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ○ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ⊘ Yes
- ○ No

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Reference:

If you have answered Yes to the question above please add details in the following table:

Use Class:
B8 - Storage or distribution

Existing gross internal floorspace (square metres) (a):
4000

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
4000

Total gross internal floorspace proposed (including change of use) (square metres) (c):
4000

Net additional gross internal floorspace following development (square metres) (d = c - b):
0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	4000	4000	4000	0

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ☑ Yes
- ○ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time
36

Part-time
0

Total full-time equivalent
36.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time
12

Part-time
0

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Total full-time equivalent

12.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

⊘ Yes
○ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The collection and shredding of WEEE components for onward distribution for further recovery and refining. See attached documentation for details.

Is the proposal for a waste management development?

⊘ Yes
○ No

Please provide the total capacity and maximum annual operational through-put of each waste management type:

Waste management type:
Material recovery/recycling facilities (MRFs)

The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste):
0

Unit:
Tonnes

Maximum annual operational through-put in tonnes (or litres if liquid waste):
6000

Unit:
Tonnes

Please provide the maximum annual operational through-put of each waste stream:

Waste stream type:
Commercial and Industrial

Maximum annual operational through-put:
6000

Unit:
Tonnes

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

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Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ○ Yes
- ⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ⊘ Yes
- ○ No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :
Other (please specify)

Other (please specify):
Waste electrical

Amount - Tonne(s):
6000.0000

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ⊘ Yes
- ○ No

If Yes, please provide details

Pre application consultation process undertaken.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ⊘ The agent
- ○ The applicant
- ○ Other person

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Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Matthew

Surname

Phillips

Reference

Date (must be pre-application submission)

16/10/2025

Details of the pre-application advice received

[redacted]

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

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Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

☑ The Applicant
○ The Agent

Title

First Name [redacted]

Surname [redacted]

Declaration Date

12/11/2025

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☑ (A) None of the land to which the application relates is, or is part of an agricultural holding
○ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☑ The Applicant
○ The Agent

Title

[redacted]

Surname [redacted]

Declaration Date

12/11/2025

☑ Declaration made

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Reference: