Consultation Response Report



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

1. Executive Summary

The Pre-Application Consultation (PAC) is a crucial step in the planning process for major developments in Wales. This report outlines the consultation activities undertaken by the applicant before submitting the formal planning application. Key points include:

1. Statutory Requirement:
- The PAC requirement applies to all planning applications for "major" development (full or outline) and DNS.

2.Publicity Before Applying for Planning Permission:
- Requirement to display a site notice at least 28 days before submitting an application for the proposed development.

- The site notice should be visible and legible to the public without entering the site.

- It must contain all information specified in the form provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

3. Consultation Process:
- The report summarises the consultation process, including engagement with statutory consultees and the local community.

- Responses received during the consultation period are considered.

- Responses to the comments received during the PAC period.

4. Community Engagement:
- Beyond the statutory requirements, the report details the additional engagement specifically with statutory consultees.

The PAC report serves as evidence of compliance with pre-application duties and informs the Local Planning Authority's decision during the determination process.
Please note that the summary within the body of this report provides an overview, and the full PAC responses are appended to this report.

Introduction

This Pre-Application Consultation Report relates to a planning application for 'The change of use of the haulage yard to a facility for the shredding of WEEE components" at 1 First Avenue, Wrexham Industrial Estate, Wrexham.

The requirement to undertake Pre-Application Consultation (PAC) applies to all planning applications for "major" development (full or outline), as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 (DMPWO), and applications for Developments of National Significance (DNS).

The proposed development is defined as 'major' development as the application involves the collection and shredding of WEEE products for onward movement to recycling facilities. As set out in Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, the applicant must for a period of no less than 28 days before an application is submitted:

- Display a site notice in at least one place on or near the land to which the proposed application relates;

- Write to any owner or occupier of any land adjoining the land to which the proposed application relates;

- Make the draft planning application information available publicly; and,

- Consult with community and specialist consultees before applying for planning permission.

This report confirms to Wrexham County Borough Council (WCBC) that the above requirements have been undertaken for the proposed development.

Scope:
This PAC report sets out the statutory consultation and community engagement undertaken leading up to the submission.

It sets out the steps taken to ensure that the statutory requirements have been met; provides responses to comments received from the community, local councillors and specialist consultees; and describes the changes been made to the proposed development in response to comments.

2. The Consultation Report

The applicants posted two site notices on the two roads which bounds the site. Photos of the site notices in place are attached with this document. In addition, all properties in the immediate vicinity of the site were visited and were hand delivered the bi-lingual consultation notices. A list of these properties is shown below.

With regards consultation with appropriate consultees a full package of the planning application documentation was prepared and either hand delivered or posted by special delivery to relevant consultees.

The consultation package is attached to this document. Consultees who were sent the consultation documentation were as follows:

Wrexham CBC Depts, Drainage, Ecology, Highways, Public Protection, Economy and Planning.

Statutory Consultees were also included in the consultation process. The bodies consulted were Natural Resources Wales (NRW), Welsh Water, North Wales Fire Service.

Other consultees were Isycoed Community Council and Cllr Morris, the local Councillor for the area.

3.Responses

As a result of the consultation process, after the 28-day period ended, there were responses from Welsh Water, WBC Economy and Planning, North Wales Fire Service and Isycoed Community Council. One consultation response was received from a local company, Hoya Ltd.

Towards the end of the 28-day period, as no response had been made from NRW, the applicant's agent, whilst passing the local office in Buckley, called in to ascertain if any response was being made.

It would appear that the consultation documentation was not given to the relevant people within NRW and a dialogue was begun with NRW sta_ in Cardi_. NRW have promised a response to the consultation document at the latest by the end of December.

The responses received from consultees are shown below:

Isycoed Community Council:

"Members of Isycoed Community Council discussed this pre-application consultation at their last meeting. The proposals **were met favourably** with just one concern raised amongst members. This relates to any potential excessive noise levels that may be incurred especially when the plant goes from a single 8-hour shift per day initially to a double shift per day when the plant is more established. Members would like to know more details about how sound levels will be monitored."

In response the applicants informed the Community Council of the relevant parts of the Noise Report and its findings and received confirmation that those elements would be made clear to members at the subsequent meeting. It was confirmed that, for the foreseeable future, the site would operate on a single shift. All raised queries were addressed.

Welsh Water:

With regards surface water the applicants were advised to liaise with the Council in relations to Suds and ensure no surface water run o_ into the public sewerage system. In relation to foul water drainage Welsh Water confirmed that flows from the proposed development could be accommodated within the public sewerage system. All raised queries were addressed.

North Wales Fire Service:

The Fire Service responded as follows.
"The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation." All raised queries were addressed.

Wrexham County Borough Council - Economy and Planning:

[redacted] responded thus - "I've had chance to review the noise report and support its conclusions. Should this proceed to a full planning application, I note the assessment was confined to the daytime (07:00 to 23:00). I will be recommending a planning condition to restrict use to these times. I did see that proposed operational hours are 07:00 to 18:00.

The statement was made that there is no construction required for the change of use, should this alter prior to submission of the full application and depending on its nature, I will be looking to restrict construction times with an audible element beyond the site boundary to 07:30 to 18:00 Mon to Fri and 08:00 to 14:00 Sat. No times on a Sunday or Bank Holiday. Again depending on the nature of any potential construction I would also look to control dust and the prohibit the burning of waste."

A response was provided confirming that night-time use is not proposed. Construction activities will be minimal, with no weekend construction planned. There will be no burning of materials, and dust will be appropriately controlled. All raised queries were addressed.

Hoya Ltd:

The neighbouring company responded to the consultation documentation and communicated the following with the applicants. The applicants responded via email and the wording in bold confirms the points made. All raised queries were addressed.

1. Noise Levels from Shredding Operations

The Noise Impact Assessment indicates that shredding activities will be confined to the concrete-constructed warehouse, with roller doors sealed during operation and additional mitigation measures such as noise barriers. The report concludes that predicted noise levels at the nearest residential receptor (approximately 650m away) will be significantly below existing background levels, resulting in a low impact.
Please can you confirm: **The applicants confirmed shredding only within the building and the Noise report confirms level impact.**

That shredding will remain an indoor-only activity. That roller doors will remain closed during operation. Whether any additional monitoring or mitigation is proposed should operating hours extend beyond the initial 08:00–18:00 period. **Confirmed and operating times will remain.**

2. Access and Egress Arrangements

The Highway Statement states that access will be via First Avenue and egress via Dutton Road, with all vehicles exiting through Dutton Road.
Please can you confirm: **Confirmed**

That these will remain the sole operational access and egress points.
Whether any temporary or alternative routes are envisaged during peak periods or maintenance works. **Confirmed**

3. Additional Considerations

We would also appreciate clarification on:

Traffic Volumes: The Highway Statement suggests a reduction in HGV movements compared to the previous use. Please can you confirm projected weekly trip numbers once the site is fully operational.

Operating Hours: The Planning Statement mentions potential expansion to two shifts (up to 16 hours per day). Will this require a revised noise assessment or additional mitigation?
Environmental Controls: Confirmation that dust, vibration, and any emissions associated with shredding will be managed in accordance with best practice and permit conditions.
Contingency for Construction Phase: Although minor works are proposed, please confirm that all construction traffic will adhere to the same access/egress arrangements.
Confirmed much reduced traffic movements, two shifts not proposed and access arrangements will remain as is.

As can be seen the consultation process has been undertaken in a methodical manner in line with the provision of the legislation.

All representations have been responded to in an appropriate time period and seem to have been accepted by the consultees.

4.Specialist Site consultee Notice (English & Welsh)

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.

Signed [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.

Llofnodwyd [redacted]

Dyddiad: Dydd Llun, 17 Tachwedd 2025

6.Community Consultee Notice (English & Welsh)

WREXHAM HIGHWAY NOTICE (ENGLISH)

TeleCycle Europe Ltd.
Unit 15,
Drome Road,
Deeside Industrial Estate,
Deeside.
CH5 2NY

Monday 17th November 2025

Dear Sirs,

RE: Proposed change of use for the land of Unit 1 First Avenue, Redwither Business Park, Wrexham, LL13 9XP.

We are now commencing our statutory Pre Application Consultation. As a Community Consultee under Section 2D of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 we are providing you with a copy of the Site Notice and requesting your feedback on our draft application submission.

The full suite of draft application documents can be viewed online at https://drive.google.com/drive/folders/1rj3zHKW21CFn5uA10l5jaihJJ5UFJ6g?usp=drive_link and in full at Wrexham Library, Rhosddu Road, Wrexham LL11 1AU.

Any comments should be made in writing to [redacted] or by contacting Mr Peter Miller on the mobile phone number below.

[redacted]

MTP Town Planning Ltd

Mr Peter Miller

[redacted]

WREXHAM HIGHWAY NOTICE (WELSH)

TeleCycle Europe Ltd.
Unit 15,
Drome Road,
Deeside Industrial Estate,
Deeside.
CH5 2NY

Dydd Llun 17 Tachwedd 2025

Annwyl Syr/Fadam,

Pwnc: Newid defnydd arfaethedig ar gyfer tir Uned 1, First Avenue, Parc Busnes Redwither, Wrecsam, LL13 9XP.

Rydym bellach yn cychwyn ein Hymgynghoriad Cyn-gais statudol. Fel Ymgyngorydd Cymunedol o dan Adran 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rydym yn rhoi copi i chi o'r Hysbysiad Safle ac yn gofyn am eich adborth ar ein cyflwyniad cais drafft.

Gellir gweld y set lawn o ddogfennau cais drafft ar-lein yn: https://drive.google.com/drive/folders/1rj3zHKW21CFn5uA10l5jaihJJ5UFJ6g?usp=drive_link ac yn llawn yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam LL11 1AU.

Dylid cyflwyno unrhyw sylwadau yn ysgrifenedig at [redacted] neu drwy gysylltu â **Mr Peter Miller** ar y rhif ffôn symudol isod.

Yn gywir

[redacted]

MTP Town Planning Ltd

Mr Peter Miller [redacted]

7.Recipients of Specialist Consultee Notice

1. Mrs Benfield
   Iscoyd Community Council
   Longridge, Hill Street
   Newbridge
   Wrexham
   LL14 3JQ

2. NRW
   Natural Resources Wales
   Chester Road
   Buckley
   Flintshire
   CH7 3AJ

3. Glas Cymru PO Box 507
   Darlington
   DL1 9XF

4. Wrexham Library
   Rhosddu Road
   Wrexham
   LL11 1AU

5. WCBC Public Protection Service
   Ruthin Road
   Wrexham
   LL13 7TU

6. Wrexham County Borough Council
   16 Lord Street
   Wrexham
   LL11 1LG