Kronospan 132kV Cables

Pre-Application Consultation Report

Prepared for

January 2026
5185-01-PAC

Document Control

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1.0 INTRODUCTION

1.1 Introduction

1.1.1 This Pre-application Consultation Report (PAC Report) has been prepared to accompany a planning application (the Application) made by Kronospan Limited (Kronospan) (hereafter referred to as the Applicant) for planning permission for the installation of two 132kV circuits and two fibre cables (hereafter referred to as 'the Proposed Development') between the existing Scottish Power Energy Networks (SPEN) Legacy to Oswestry 132kV wood pole overhead line and the Kronospan 132kV substation (the latter approved under planning permission P/2022/1080).

1.1.2 In accordance with The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 (DMPO 2012), and subsequently amended in 2016 (DMPO 2016), the Applicant has undertaken the necessary public consultation procedures prior to submitting a Major Application. Subsequent amendments to the DMPO were made in 2020 in light of Coronavirus. The requirements are set out within **Section 2.0** of this report.

1.1.3 Article 4 of the DMPO 2016 provides that, where an applicant has been required to carry out pre-application consultation, and submits an application for planning permission, that application must be accompanied by a Pre-Application Consultation Report (PAC Report). This document is the PAC Report in respect of the above Application.

2.0 PRE-APPLICATION CONSULTATION REQUIREMENTS

2.1 Overview

2.1.1 Pre-application consultation on Major Applications became a legal requirement in Wales for all Major Applications submitted on or after the 16 March 2016. The pre-application consultation requirements are set out within Article 4 of the DMPO 2016 (which provides for amendments to be inserted after Part 1 of the 2012 Order).

2.2 Statutory Publicity

2.2.1 Applicants are required to publicise a proposed application for a Major Development by giving requisite notice by site display in at least one place near the land to which the application relates for no less than 28 days (Article 2C(1)(a)(i)); and in writing to any owner or occupier of any land adjoining the land to which the application relates (Article 2C(1)(a)(ii)).

2.2.2 The consultation period was between 19 November 2025 and 17 December 2025 with an extended period until 14 January 2026 agreed with Welsh Government Highways (North and Mid Wales Development Control).

2.3 Site Display

2.3.1 Site notices (in English and in Welsh) were erected on the 19 November 2025 publicising the proposed application. These notices were erected in 21 separate locations at regular intervals along the proposed cable routes. A location map and photographs of the posted notices are provided at **Appendix A**. A copy of the Site Notice is provided at **Appendix B** in accordance with Article 2F(2)(a) of the DMPO 2012. Declaration that the notice was displayed in accordance with Article 2C(1)(a)(i) is provided in **Appendix C**.

2.4 Owners/Occupiers

2.4.1 Notice was providing in writing to the owners/occupiers of the land adjoining the land to which the application relates in accordance with Article 2C(1)(a)(ii). The notices were sent on 19 November 2025. A copy of the notices sent are provided in **Appendix D** in accordance with Article 2F(2)(c). In accordance with Article 2F(2)(c), the address of the owners/occupiers are provided below.

- Forge Farm, Pont y Blew, Chirk, Wrexham, LI14 5BH

- Brynkinalt Home Farm, Brynkinalt, Chirk, Wrexham, LL14 5RD
- Afon Bradley Farm, Black Park, Chirk, Wrexham, LL14 5AU
- Halton Farm, Chirk, Wrexham, LL14 5BG

2.4.2 Wrexham County Brough Council (WCBC) Local Highways Authority (LHA) and Welsh Government Highways are landowners as well as being 'Specialist Consultees' as set out under Schedule 4 of the DMPO 2012; see **Section 2.3** below for further details.

2.5 Information Available at a Location in the Vicinity

2.5.1 Article 2C(1)(b) of the DMPO 2012 requires applicants to make information relating to the proposed application available for inspection at a location in the vicinity of the Proposed Development for not less than 28 days.

2.5.2 A hard copy of the specified information in the form of a draft planning application was deposited at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for public viewing from 8:30am on 05 December 2025. The hard copy documents remain on view; any consultation responses received up to 29 January were accepted and considered as part of this statutory pre-application process.

2.5.3 A hard copy of the documents was provided for display in Chirk Parish Hall. They were delivered on 05 December 2025. The hard copy documents remain on view; any consultation responses received up to 29 January were accepted and considered as part of this statutory pre-application process.

2.5.4 The draft planning application was also made available on the Axis website, which provided a summary of the consultation and links to each draft document.

2.6 Statutory Consultation

Community Consultees

2.6.1 Community Consultees' are defined within the DMPO 2016 as being each county or county borough councillor representing an electoral ward in which the land to which the proposed development relates, and each community council in whose area the land to which the proposed application relates.

2.6.2 Article 2D(2) of the DMPO 2016 requires that where an applicant is required to consult a Community Consultee, giving them notice in writing of the proposed application. Pursuant to Article 2D(2), the Councillor representing Chirk South ward, the Councillor representing the Chirk North ward, and the Clerk of Chirk Town Council were consulted by notice in writing on the 19 November 2025. Copies of letter correspondence given to Community Consultees are contained within **Appendix E**.

Specialist Consultees

2.6.3 Specialist Consultees' are defined within Schedule 4 of the DMPO 2012. Article 2D(3) of the DMPO 2016 requires that where an applicant is required to consult a Specialist Consultee, then they must give them the notice in writing and enclose each of the documents that have been placed on public deposit.

2.6.4 Notice was provided in writing on 19 November 2025, including a link to the Axis website which contained electronic versions of the application documents. This was sent to the following Specialist Consultees:

- WCBC LHA
- Welsh Government Highways
- WCBC Planning
- Fire and Rescue Service
- Cadw
- Natural Resources Wales (NRW)

2.6.5 Copies of all letter correspondence given to Specialist Consultees are contained within **Appendix F**.

3.0 CONSULTATION REPSONSES RECEIVED

3.1 Overview

3.1.1 The pre-application publicity and consultation process set out above has been undertaken in accordance with the provisions contained within the DMPO 2012 and the DMPO 2016.

3.1.2 Responses were received from the following consultees:

- Fire and Rescue Service
- WCBC Conservation Service
- WCBC Environment and Technical (LHA)
- Welsh Government Highways
- Cadw
- NRW
- Owner/occupier at Forge Farm
- Three responses from private individuals (living immediately adjacent the Proposed Development
- Councillor Terry Evans

3.1.3 **Appendix G** contains the responses (in full) received as well as details as to how account has been taken of each response (including where the Proposed Development design was amended, or further information provided in the planning application documents.

3.1.4 A summary of the more pertinent issued raised during the consultation process is provided below.

- Concern regarding continued HGV access for the collection of milk (every other day) at Forge Farm.
- How would the Proposed Development be managed to ensure that residents have continued access to and from their properties during the works.

3.1.5 WCBC LHA consider that the Proposed Development is acceptable in principle subject to the following:

- Condition requiring the submission of a Construction Traffic Management Plan (CTMP).
- Discuss and agree any requirement for a (before/after) Condition Survey for the affected sections of highway.
- Detailed traffic management measures (closures/diversions/signing and guarding etc) to be confirmed via specific consents e.g. Section 50 of the Highways Act 1980.

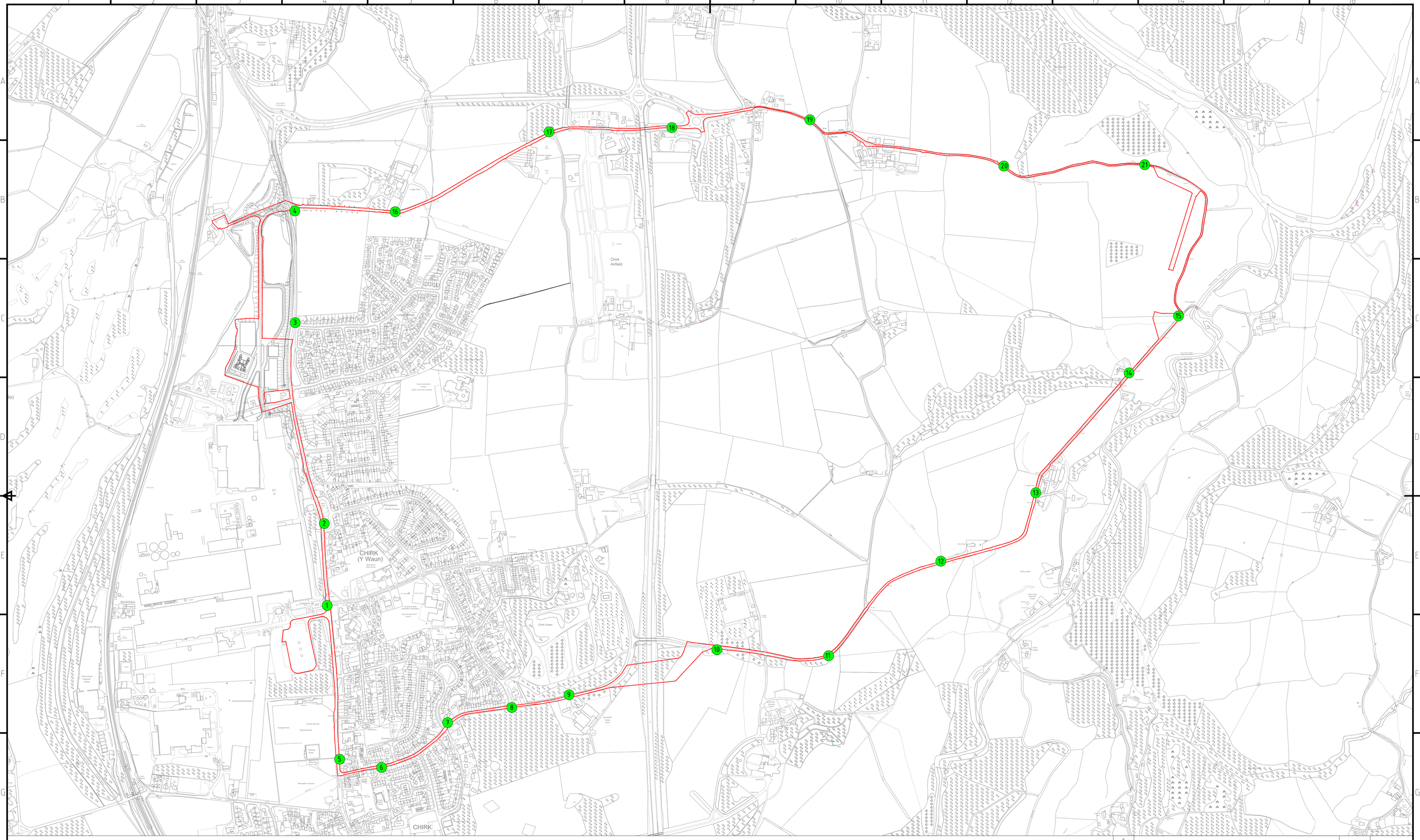
3.1.6 NRW provided the following comments:

- Further details regarding the proposed use of Afon Bradley Fram as a temporary compound/laydown area given it is in Flood Zone 3.
- Completion of the scheduled winter bat surveys for trees with bat potential.
- Further information regarding the potential for effects on otter.
- Further biodiversity mitigation measures, particularly for otter, in the Framework Construction Environmental Management Plan.
- General advice on avoiding tree and hedgerow loss and re-planting mitigation.

3.1.7 With respect the proposed crossing of the A5/A483Welsh Government Highways provided advice to liaise with them with respect the following:

- Relevant licences to be applied for under the New Roads and Street Works Act 1991.
- Any changes to the core design.
- Survey to identify any services.
- A CTMP to also include any abnormal indivisible loads.
- Completion of screening in accordance with CD 622 (Managing Geotechnical Risk) of the Design Manual for Roads and Bridges (DMRB).
- Completion of screening in accordance with Cl.2.21 and W/1.1 of CG300 (Generic Assessment Technical Approval Schedule (TAS)) of the DMRB.
- Condition surveys of the carriageway surface.
- Ensuring the works would not compromise use of the B5070 as a tactical diversion route for the A5.

Appendix A – Site Notice Location Map and Photographs



Planning notice locations

KRONOSPAN STATUS
Date 20/11/2025

STATUS	PARTIALLY COMPLIANT	
TKRONOSPAN	YYYY-MM-DD	
YYYY-MM-DD	YYYY-MM-DD	
YYYY-MM-DD	YYYY-MM-DD	
DISTRIBUTION	PARTIALLY APPROVED	
YYYY-MM-DD	YYYY-MM-DD	
#####	YYYY-MM-DD	
WARNING		
CERTIFIED	YYYY-MM-DD	

Index	Modification	Date	Name
C			
B			
A			

Status

	Date	Name
Project leader	20/11/2025	M. Titcombe
Drawn	20/11/2025	A. Hilditch
Checked		

Size A1 | Scale 1:5000 | origin | Norm ISO

Project number | Project name

Xylo Technologies AG
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CH-9052 Niederteufen
Schweiz

Technology

Kronospan Ltd
Maesgwyn Farm
LL14 5NT Dirk, Wrexham
United Kingdom

Description
132kV Connection
Planning Notice Poster Locations

Drawing number 8000_263 | Index | Sheet/Number 1/2

Sub Category | Division | Process | Subprocess

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KRONOSPAN STATUS
Date 20/11/2025

STATUS		
KRONOSPAN	YYYY-MM-DD	
YYYY-MM-DD		
DISTRIBUTION	QUALITY APPROVAL	
YYYY-MM-DD	YYYY-MM-DD	
#####		
	WORKSHOP	
CERTIFIED	YYYY-MM-DD	

Index	Modification	Date	Name
C			
B			
A			

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Status

xylo
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Schweiz

Technology

kronospan
Kronospan Ltd
Maesgwyn Farm
LL14 5NT Chirk, Wrexham
United Kingdom

	Date	Name
Project leader	20/11/2025	M. Titcombe
Drawn	20/11/2025	A. Hildith
Checked		

Size A1 | Scale 1:5000 | Norm ISO | origin

Project number | Project name

Description
132kV Connection
Planning Notice Poster Locations

Drawing number 8000_263 | Index | Sheet/Number 2 / 2

Sub Category | Process
Division | Subprocess