9 March 2026

Attention: Planning Department
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

SLR Project No.: 404.064753.00001

LPA Reference No: P/2025/0406

RE: Discharge of Condition 4 of Planning Permission P/2025/0406 at Kellogg Company of Great Britain, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT.

Dear Planning Department,

Wrexham County Borough Council (WCBC) issued decision notice reference P/2025/0406 on 27th November 2025 in relation to the 'installation of plant, machinery, ducting, extracts and flues on the main building and expansion of the effluent treatment plant' at Kellogg's Wrexham Site, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT.

The decision notice was subject to the following pre commencement conditions:

Condition 3:

No development to the effluent treatment plant, including site clearance, shall commence until a GCN plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:

- *proposals for the clearance of GCN individuals from working areas,*
- *details of timing, phasing and delivery of reasonable avoidance measures. The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.*

Justification: To ensure that GCN are protected by the development. Biosecurity We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA. We consider that this assessment must include:

I. appropriate measures to control any INNS on site; and

II. measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Condition 4:

No development to the effluent treatment plant, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long term management of invasive species both during construction and operation. The risk

assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

After receiving the decision notice and further discussions between our client and WBCB it was decided that Condition 3 (as copied above) could be effectively 'closed' and WBCB would just need Condition 4 to be discharged.

To suitably discharge Condition 4, an Invasive Non-native Species Management Plan (16th March 2026, Revision 02) has been written by a suitably qualified Ecologist and submitted to the Local Planning Authority for review.

If you have any questions on the submitted information, please do not hesitate to contact me.

Regards,

SLR Consulting Limited

[redacted]

Attachments:
- Invasive Non-native Species Management Plan- 16th February 2026, Revision 01
- P20250406-Condition 3 removal (email)
- Decision Notice reference P/2025/0406