In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Kellogg Company of GB Limited

Agent Miss H Vail
Brew House, Jacob Street, Tower Hill,
BRISTOL, BS2 0EQ

Reference P/2025/0406

Date Received 15/05/2025

Decision Date 27/11/2025

Town and Country Planning Act, 1990

Location of Application

KELLOGGS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of Application

GOSOD OFFER, PEIRIANNAU, DWYTHELLAU, ECHDYNWYR A FFLIWIAU AR Y PRIF ADEILAD AC EHANGU'R GWAITH TRIN ELIFION

INSTALLATION OF PLANT, MACHINERY, DUCTING, EXTRACTS AND FLUES ON THE MAIN BUILDING AND EXPANSION OF THE EFFLUENT TREATMENT PLANT

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

Policy GPD1
Policy EC4
Policy EC6
Policy EC13
Policy T8

Revision	Date	Description of Decision
0	27/11/2025	Planning permission issued
1	01/05/2026	Discharge of Condition Application P/2026/0239 – Conditions 3 and 4

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Site location plan number W - 000001 - Revision 00
Proposed elevations plan number W -OO1010 Revision 00
Proposed roof section plan number W - 000200 Revision 00.
Proposed Site Layout Plan- number W - 000003, Revision 00

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.

Approval ref: P/2026/0239
Approved by Wrexham County Borough Council
Approval detail considered acceptable.
Approval date: 01/05/2026

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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 longterm 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 .

Approval ref: P/2026/0239
Approved by Wrexham County Borough Council
Approval detail considered acceptable.
Approval date: 01/05/2026

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site and to comply with Policy EC6 of the Wrexham Unitary Development Plan

4. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site and to comply with Policy EC6 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991 Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.ser vices@dwrcymru.co

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council