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 Mr Chris Emery

Agent Mr Bobby Clayton
AXIS, WELL HOUSE BARNS, CHESTER ROAD, BRETTON, CHESTER, CH4 0DH

Reference P/2026/0054

Date Received 03/02/2026

Decision Date 06/07/2026

Town and Country Planning Act, 1990

Location of Application

KRONOSPAN LTD, HOLYHEAD ROAD, CHIRK, WREXHAM, LL14 5NT

Description of Application

GOSOD DWY GYLCHED 132KV, DAU GEBL FFEIBR A DAU LWYFAN PEN SELIO CEBLAU

INSTALLATION OF TWO 132KV CIRCUITS, TWO FIBRE CABLES AND TWO CABLE SEALING END PLATFORMS

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

Development Plan Policies:

EC 11 - Archaeology
EC 12 - Development and Flood Risk
EC2 - Agricultural Land
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
GDP 2 - Capacity of Infrastructure and Community Facilities
T1 - Public Transport

Revision	Date	Description of Decision
0	06/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s) and detail submitted in support of the application.
   - Block plan - drawing number C3156-PBU-PRO-02 - Rev 0.
   - Connection points working areas - drawing number 8000 250 RevC
   - Cable configuration connection drawing number EDES-1249-200-001 RevP04.
   - Terminal Pole, (as built) drawing number LDT - ENA 4350-16 Rev C1.
   - Cables plan drawing number EDES-1249-101-002 Rev P02.
   - Installation of 2 bores - drawing number C3156 -PBU-PRO-01 Rev 0.
   - Ecological Impact Assessment Report, reference: P_Ax_04_EcIA_Rev03, dated 14/01/2026, Ecology Consulting Ltd,
   - information to inform a Habitats Regulations Assessment detail, - reference: P_Ax_04_R_Kronospan 132kV_HRA dated 14/01/2026, Ecology Consulting Ltd
   - 'Kronospan 132 KW cable installation framework Construction Environmental Management Plan
   - The Tree 21 Arboricultural Method Statement - Installation of 132kv and Fibre Cables, reference 251114-1.1-K132F-AMS-T21 dated 14 November 2025.

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3. Development shall not commence until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall include, but not necessarily be limited to:
a) Measures to control noise and dust during the construction period
b) Hours of work;
c) Pollution prevention measures
d) Prior construction otter survey
e) Measures to be implemented during the construction period to protect bats and otters.
The approved Construction Environment Management Plan shall thereafter be adhered to for the duration of the construction period.

4. Within 3 months of commencement of commencement of development, full details of the proposed hedgerow planting described in paragraph 5.3.3 of the Green Infrastructure Statement, Referebnce 5185-GIS dated November 2025 shall be submitted for the written approval of the Local Planning Authority. The details shall include:
1. The location and length of hedgerow to be planted
2. The hedgerow species mix to be planted
3. A timetable for the planting to take place
Hedgerow planting shall take place in accordance with the approved details.

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5. No part of the development shall commence until a detailed Construction Traffic Management Plan, (CTMP), has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented. This CTMP must include:
    - Provisions for the safe and efficient management of vehicle movements into and out of the respective site areas;
    - Detailed works programme and agreed works method;
    - Detailed diversion routes;
    - Measures to ensure bus services and refuse collection movements are maintained;
    - Road closures are agreed with emergency services coordinators;
    - Detailed plans to manage contractor parking (to prevent on-highway parking); and
    - Provision of suitable wheel-wash equipment at all construction sites.

    The approved CTMP shall thereafter be adhered to for the duration of the construction period.

6. No development shall commence until a detailed photographic condition survey of the adopted highway(s) and associated infrastructure adjoining the development site (which includes the side and rear lanes which are adopted highway) has been submitted to and approved in writing by the Local Planning Authority. The survey shall include the carriageway, footways, verges, kerbs, drainage features, street furniture and any other highway assets likely to be affected by the proposed development works. Within one month of the completion of the development hereby approved, a further photographic condition survey of the same areas shall be submitted to the Local Planning Authority, together with a scheme (and timetable) for the reinstatement or repair of any damage attributable to the development works. The approved scheme of reinstatement shall be implemented in full accordance with the approved scheme and timetable.

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7. Development shall not commence until the following has been submitted to and approved by the Local Planning Authority:
a) Details demonstrating that all geotechnical reporting has been completed and certified in accordance with the requirements of CD 622 of the Design Manual for Roads and Bridges (DMRB); and
b) A contingency plan to mitigate any potential risks to the A5 trunk road in the event of an operational failure, 'frac-out' or any carriageway settlement associated with the HDD operation . The contingency plan shall include:
i. Details relating to the monitoring of the site i.e. prior to, during and post-completion of the works (possibly longer term, should this be deemed necessary)
ii. The inclusion of a closure and diversion plan to be implemented, should an issue that would adversely impact users of the SRN. This should include the details of contacts with 24hr availability
iii. The provision of a Remediation Plan to be enacted in the case of any failure during the works
iv. Details of a Maintenance period following the conclusion of the works, in the event that any issues may arise at a later date (i.e. carriageway settlement etc).
The development shall thereafter be carried out in accordance with the approved details.

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8. The development shall not commence without a suitably qualified archaeological contractor present for the undertaking of any groundworks within the development area so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which shall have first been submitted to and approved in writing by the Local Planning Authority.

   A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, email: neil.bayliss@heneb.org.uk.

   After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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. In the interests of amenity, environmental protection and to protect statutory protected species in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5. In the interest of safety and the free flow of traffic on the adjoining highways and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

6. In the interest of managing the condition and safe operation of the highway and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In order to ensure and maintain the free flow of traffic and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To secure preservation by record of any archaeological remains which may be revealed during the consented development and to comply with Policy EC11 of the Wrexham Unitary Development Plan.

9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to comply with Policy EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12

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(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.

The applicants are advised to liaise with the Local Community Council with regards to construction traffic management and are advised to take note of points a s set out in their final response to the application.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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