



KRONOSPAN, CHIRK

**NORTH ACCESS ROAD INTO THE KRONOSPAN
FACILITY, LORRY PARK, WEIGHBRIDGES AND
WEIGHBRIDGE BUILDING, WEIGHBRIDGE CAR PARK
AND FACILITIES BLOCK, ROUNDWOOD STORAGE
AREAS, 132KV SUBSTATION, AND ANCILLARY
WORKS**

PRE-APPLICATION CONSULTATION REPORT

DECEMBER 2022

The logo for axis, consisting of the word 'axis' in a white, lowercase, sans-serif font, centered within a dark blue square.

Chester Office | Well House Barns | Chester Road | Bretton | Chester | CH4 0DH

South Manchester Office | Camellia House | 76 Water Lane | Wilmslow | SK9 5BB

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1.0 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 (hereafter referred to as the Applicant) for planning permission for the construction and operation of a north access road into the Kronospan Facility, lorry park, roundwood storage areas and associated structures, 132kV substation, and ancillary works (the Proposed Development) on land immediately north of the existing Kronospan facility, Holyhead Road, Chirk (hereafter referred to as the Site).
- 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 On 19 May 2020, the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 came into force ('2020 Order'). They have subsequently been extended twice. Most recently the Planning Applications (Temporary Modifications and Disapplication) (No. 3) (Wales) (Coronavirus) Order 2020 extended the provisions until 08 October 2021. The Orders brought in temporary changes in light of Coronavirus which the PAC had to accord with. They concerned making the PAC information available at a location in the vicinity. The additional guidance outlined has been followed to reflect the approach recently taken on a recent planning application for consistency.

2.2.3 The consultation period was between 14 October 2022 and 11 November 2022 with an extended period until 18 November 2022 agreed with Natural Resources Wales (NRW).

Site Display

2.2.4 Site notices (in English and in Welsh) were erected on the 14 October 2022 publicising the proposed application. These notices were attached in three separate locations on lamp posts along Holyhead Road (beside the bus stop, opposite the Co-Op, and opposite Wern). 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)). Declaration that the notice was displayed in accordance with article 2C(1)(a)(i) is provided in **Appendix C**.

Owners / Occupiers

2.2.5 Notice was providing in writing to the owner / occupier of the land adjoining the land to which the application relates in accordance with article 2C(1)(a)(ii). The notices were sent on 14 October 2022. A copy of the notices sent are provided in **Appendix D** in accordance with article 2F(2)(c). Also in accordance with 2F(2)(c), the address of the owners / occupiers are provided in **Table 1** below.

Table 1

Neighbour Consultee Name	Neighbour Consultee Address
Owner / Occupier	Maesgwyn Farm Chirk Wrexham
Wales and West Utilities	Wales & West House Spoooner Close Celtic Springs Coedkernew Newport NP10 8FZ

Information Available at a Location in the Vicinity

2.2.6 The GDPO 2016 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. The 2020 Order replaced this with “making the information available on a website” and “sending hard copies of the documents...to any person who requests them...”

2.2.7 The information was also made available on the Axis website, which provided a summary of the consultation and links to each draft document¹.

¹ <https://www.axisped.co.uk/consultations/>

- 2.2.8 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 14 October 2022 for 35 days. A record of visitors was taken at the reception.
- 2.2.9 No members of the public visited the Kronospan site to view the draft planning application.
- 2.2.10 A hard copy of the documents was provided for display in Chirk Parish Hall. They were delivered on 14 October 2022.

2.3 Statutory Consultation

Community Consultees

- 2.3.1 '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.
- 2.3.2 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 on Wrexham Borough County Council (WCBC) and the Clerk of Chirk Town Council were consulted by notice in writing on the 14 October 2022. Copies of all notices given to Community Consultees are contained within **Appendix E**.

Specialist Consultees

- 2.3.3 'Specialist Consultees' are defined within Schedule 4 of the DMPO 2016. 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 (See Paragraph 2.2.5 above). Copies of all notices given to Specialist Consultees are contained within **Appendix F**.
- 2.3.4 Notice was provided in writing on 14 October 2022, including a link to the Axis website which contained electronic versions of the application documents. This was sent to the following Specialist Consultees; Hafren Dyfrdwy, Dŵr

Cymru, the Health and Safety Executive, the Welsh Ministers, NRW, WCBC Highways, Cadw, and Canal and River Trust. National Trust are not listed in Schedule 4 of the DMPO 2016; however National trust were notified separately of the consultation exercise and their response has been included with the other Specialist Consultees.

3.0 CONSULTATION RESPONSES RECEIVED

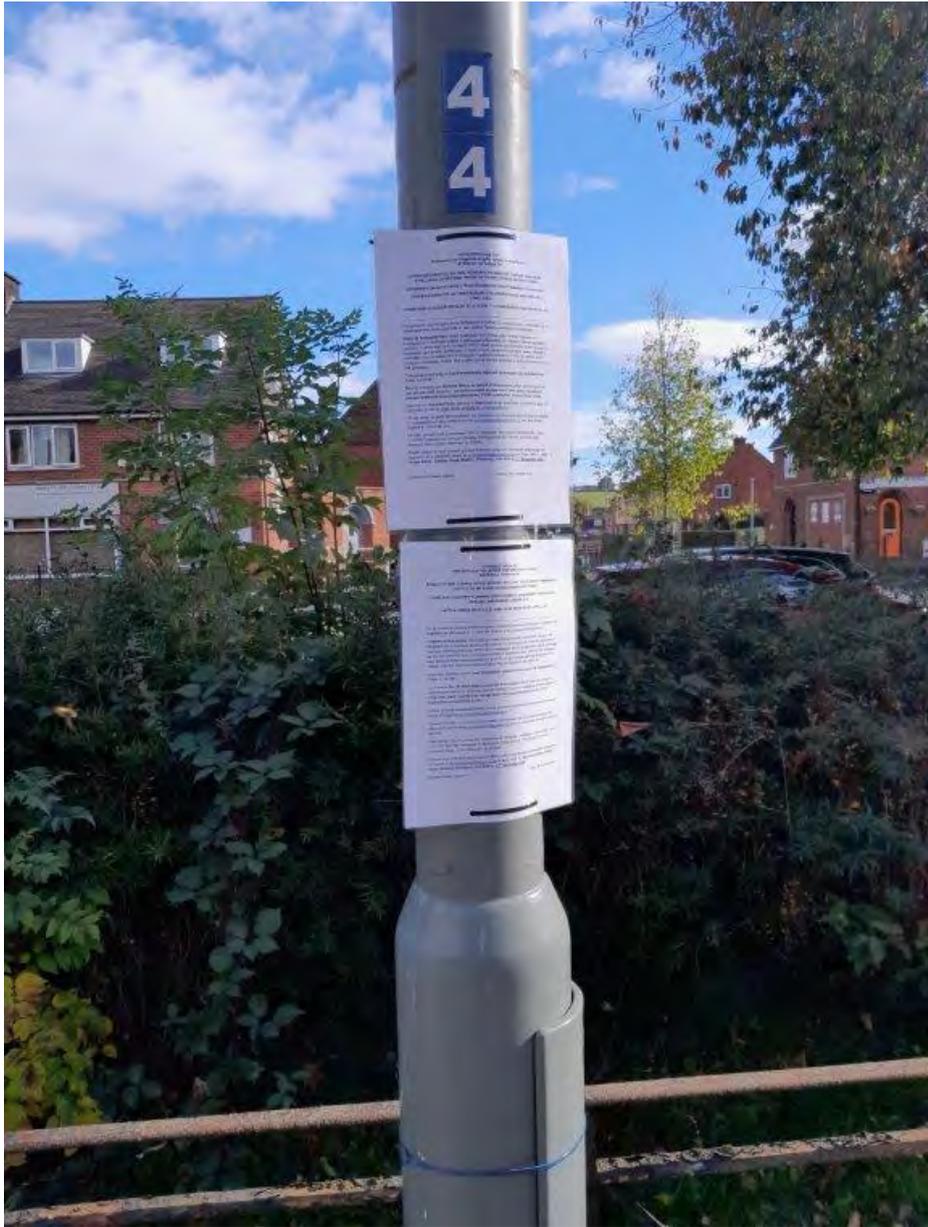
- 3.1.1 The pre-application publicity and consultation process set out above has been undertaken in accordance with the provisions contained within the DMPO 2016 and subsequent 2020 Order.
- 3.1.2 The responses received from Specialist Consultees are included in **Appendix G** where received. No responses were received from Dŵr Cymru, the Welsh Ministers, the Councillor representing Chirk South ward, and WCBC Highways.
- 3.1.3 **Appendices H** summarises the responses received from Specialist Consultees, and details 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 Due to the number of responses received via individual members of the local community, those responses are not included in **Appendix G**, but are grouped by theme and summarised in **Appendix I**.
- 3.1.5 **Appendix I** also details how account has been taken of each themed response (including where the Proposed Development design was amended, or further information provided in the planning application documents).
- 3.1.6 Several responses were received from individual members of the local community in the week after the official close of the consultation period but within the extended period granted to NRW; those responses are included in this report. A total of 82 responses of support and 59 objections were received from individual members of the public.

4.0 CONCLUSIONS

- 4.1.1 This document is the PAC Report, and it has been prepared in accordance with the provisions of the DMPO 2016 and is submitted in support of an application made by Kronospan for the construction and operation of a north access road into the Kronospan Facility, lorry park, roundwood storage areas and associated structures, 132kV substation, and ancillary works on land immediately north of the existing Kronospan facility, Holyhead Road, Chirk.
- 4.1.2 The Applicant has undertaken a formal pre-application consultation exercise in accordance with the requirements of the DMPO 2016 and subsequent 2020 Order.
- 4.1.3 Comments and representations received from this process have been logged and considered in the finalisation of the application documents. In accordance with the provisions of the DMPO 2016, **Appendices H - I** identify the consultees / representor; the nature of their comment; the summary of issues raised; and where relevant, how that has been addressed within the application.

APPENDIX A
SITE NOTICE PHOTOGRAPHS









APPENDIX B
SITE NOTICES

**SCHEDULE Article 2(3)
PRE-APPLICATION NOTICE FOR EMERGENCY PERIOD
SCHEDULE 1D Article 2G**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION:
NOTICE TO BE GIVEN DURING EMERGENCY PERIOD**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) (AMENDMENT) ORDER 2012**

NOTICE UNDER ARTICLE 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Land immediately adjacent Kronospan Ltd, Holyhead Rd, Chirk, LL14 5NT.**

I give notice that **Mr Keith Baker on behalf of Kronospan Ltd** is intending to apply for planning permission to Wrexham County Borough Council to **construct a north access road, lorry park, roundwood storage areas and associated structures, 132kV substation and ancillary works**

A copy of the proposed application; plans; and other supporting documents can be viewed online at <https://www.axisped.co.uk/consultations/> .

If you are unable to access the documents electronically you may request copies of this information by emailing consultations@axisped.co.uk or by telephoning the agent on 01244 661432.

Alternatively, you may view this information at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT between the hours of: Monday to Friday 0830 to 1700 hrs **or** Parish Hall, Holyhead Road, Chirk, Wrexham, LL14 5NA.

Anyone who wishes to make representations about this proposed development must write to the agent at consultations@axisped.co.uk or **Axis, Unit 11, Well House Barns, Chester Road, Bretton, Flintshire, CH4 0DH** by **11th November 2022**.

Signed: Bobby Clayton

Date: 14th October 2022

ATODLEN Erthygl 2(3)
Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng
“ATODLEN 1D Erthygl 2G

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO: HYSBYSIAD I’W ROI YN YSTOD CYFNOD YR ARGYFWNG

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y’U HADDASWYD GAN ERTHYGL 2G

(i’w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i’w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae’r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i’r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i’r awdurdod cynllunio lleol (“ACLI”). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i’r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i’r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **Land immediately adjacent Kronospan Ltd, Holyhead Rd, Chirk, LL14 5NT**

Rwyf yn hysbysu bod **Mr Keith Baker on behalf of Kronospan Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i **construct a north access road, lorry park, roundwood storage areas and associated structures, 132kV substation and ancillary works**

Mae copi o’r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi ar gael i’w harchwilio ar lein yn <https://www.axisped.co.uk/consultations/>.

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o’r wybodaeth hon drwy anfon e-bost at consultations@axisped.co.uk neu drwy ffonio’r ceisydd ar 01244 661432.

Fel arall, gallwch weld y wybodaeth hon yn Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT between the hours of: Monday to Friday 0830 to 1700 hrs **or** Parish Hall, Holyhead Road, Chirk, Wrexham, LL14 5NA.

Rhaid i unrhyw un sy’n dymuno gwneud sylwadau ynglŷn â’r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@axisped.co.uk neu **Axis, Unit 11, Well House Barns, Chester Road, Bretton, Flintshire, CH4 0DH** by **11th November 2022**.

Llofnodwyd: Bobby Clayton

Llofnod: 14th October 2022

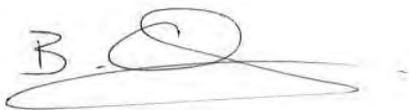
APPENDIX C
SITE NOTICE DECLARATION

KRONOSPAN, CHIRK

**PLANNING APPLICATION FOR CONSTRUCTION OF
NORTH ACCESS ROAD INTO THE KRONOSPAN FACILITY,
LORRY PARK, ROUNDWOOD STORAGE AREAS AND
ASSOCIATED STRUCTURES, 132KV SUBSTATION, AND
ANCILLARY WORKS**

I hereby declare that the notice referred to in article 2C(1)(a)(i) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 was displayed in accordance with the requirements of that article (i.e. by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days).

Signed on behalf of the Applicant:

A handwritten signature in black ink, appearing to be 'B. Clayton', written over a faint horizontal line.

B Clayton

Date: 12th December 2022

APPENDIX D

COPIES OF ALL NOTICES GIVEN TO OWNERS AND OCCUPIERS

Our Ref: 3046-01/BC

14th October 2022

Owner / Occupier
Maesgwyn Farm
Chirk
Wrexham

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) (AMENDMENT) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the 2016 DMPO requires that applicants of major development proposals publicise proposed applications and consult in writing any owner or occupier of any land adjoining the land to which the proposed application relates. Therefore I am consulting you in accordance with the provisions of the DMPO. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

The pre-application information prepared in support of the application has been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, sweeping underline.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLES 2C AND 2D

14th October 2022

Wales & West Utilities Limited
Wales & West House
Spooner Close
Celtic Springs
Coedkernew
Newport
NP10 8FZ

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

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The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the 2016 DMPO requires that applicants of major development proposals publicise proposed applications and consult in writing any owner or occupier of any land adjoining the land to which the proposed application relates. Therefore I am consulting you in accordance with the provisions of the DMPO. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

The pre-application information prepared in support of the application has been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read "Bobby Clayton". The signature is stylized with a large, circular flourish at the end.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLES 2C AND 2D

APPENDIX E

COPIES OF ALL NOTICES GIVEN TO COMMUNITY CONSULTees

14th October 2022

Karen Brown
Chirk Town Council (Clerk)
Parish Hall
Holyhead Road
Chirk
Wrexham
LL14 5NA

planning
transportation
planning
environment
design

Dear Karen Brown,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (No. 3) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'community consultees' in accordance with the provisions of the DMPO.

In accordance with the amended provisions under the 2020 Order, the pre-application information prepared in support of the application has been made available to view at <https://www.axisped.co.uk/consultations/>. The documents will be available for a period of 28 days. Paper copies of the documents can be made available where the request is made within the 28-day period below. The pre-application information has also been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022.

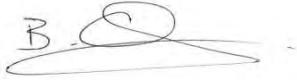
Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

... /2

Our Ref: 3046-01/BC

Yours sincerely,

A handwritten signature in black ink, appearing to be "Bobby Clayton", written over a horizontal line.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLES 2C AND 2D

14th October 2022

Cllr Terry Evans
Brooklyn
13 Ceiriog Close
Chirk
Wrexham
LL14 5SB

planning
transportation
planning
environment
design

Dear Cllr Evans,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (No. 3) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'community consultees' in accordance with the provisions of the DMPO.

In accordance with the amended provisions under the 2020 Order, the pre-application information prepared in support of the application has been made available to view at <https://www.axisped.co.uk/consultations/>. The documents will be available for a period of 28 days. Paper copies of the documents can be made available where the request is made within the 28-day period below. The pre-application information has also been placed on deposit at Reception, Kronospan, Holyhead Rd, Chirk, LL14 5NT for a period of 28 days.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022.

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

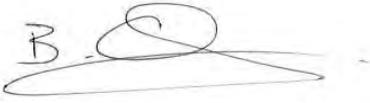
Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01-01/BC

Yours sincerely,

A handwritten signature in black ink, appearing to read "Bobby Clayton". The signature is stylized with a large, circular flourish at the end.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLES 2C AND 2D

APPENDIX F

COPIES OF ALL NOTICES GIVEN TO SPECIALIST CONSULTEES

14th October 2022

Cadw
Welsh Government
Ty'r Afon
Bedwas Road
Caerphilly
CF83 8WT

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

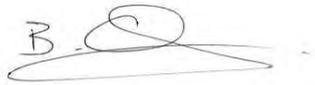
Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the Order. Cadw is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

... /2

Our Ref: 2936-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, stylized flourish at the end.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLE 2D

18th October 2022

Canal & River Trust
Bumpers Way
Bumpers Farm
Chippenham
SN14 6NG

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the Order. The Canal and River Trust is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 15th November 2022 (which is 28 days from the date of this letter).

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 2936-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, stylized flourish at the end.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

Our Ref: 3046-01/BC

Dŵr Cymru Cyf
Linea
Fortran Road
St Mellons
Cardiff
CF3 0LT

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. Sewerage Undertakers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, sweeping flourish underneath.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

Hafren Dyfrdwy,
Packsaddle,
Wrexham,
LL14 4EH

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

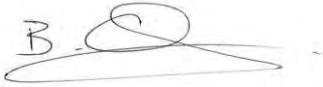
Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. Water Undertakers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

... /2

Our Ref: 3046-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, sweeping underline.

Bobby Clayton

Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

Health and Safety Executive
Regent House,
Regent Street
Wrexham
LL11 1PR

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. The Health and Safety Executive is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

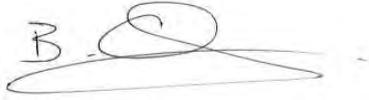
Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read "Bobby Clayton". The signature is stylized with a large, looping "B" and "C".

Bobby Clayton

Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

Natural Resources Wales

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012****CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the DMPO. Natural Resources Wales is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. A hard copy of the documents is provided and they are also available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

Yours faithfully,

Chester Office:
Well House Barns
Bretton
Chester
CH4 0DH

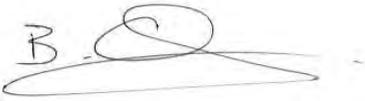
South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 3046-01/BC

A handwritten signature in black ink, appearing to read "Bobby Clayton". The signature is stylized with a large, looping "B" and "C".

Bobby Clayton

Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

Wrexham County Borough Council
Environment and Technical Services (Highways)
Abbey Road
Wrexham Industrial Estate
LL13 9PW

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the construction of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the Order. The local highway authority is a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

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SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 2936-01/BC

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bobby Clayton', with a large, stylized flourish at the end.

Bobby Clayton
Associate

Enc. NOTICE UNDER ARTICLE 2D

14th October 2022

The Welsh Ministers
Cathays Park
Cardiff
CF10 3NQ

planning
transportation
planning
environment
design

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NORTH ACCESS ROAD, LORRY PARK, ROUNDWOOD
STORAGE AREAS AND ASSOCIATED STRUCTURES, 132KV SUBSTATION AND
ANCILLARY WORKS**

I am writing to you in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the 'DMPO') and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (hereafter referred to as the '2020 Order').

The letter is to consult you in respect of a proposed application to be submitted by Kronospan Ltd. ('the applicant') to Wrexham County Borough Council ('the Local Authority') for the erection of the above development on land immediately adjacent Kronospan Ltd, Chirk, LL14 5NT.

Article 2 of the DMPO requires that applicants of major development proposals publicise proposed applications and consult any 'specialist consultees' in accordance with the provisions of the Order. The Welsh Ministers are a 'specialist consultee' listed within Schedule 4 of the DMPO, and as such I am required to consult you in writing and provide you with the documents comprising the draft application. The documents are available to view at <https://www.axisped.co.uk/consultations/>.

Please could I ask that you provide any comments on the draft application documents in writing for my attention at the address given below (Chester Office), or to consultations@axisped.co.uk, to be received no later than the 11th November 2022 (which is 28 days from the date of this letter and the following weekend).

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Well House Barns
Bretton
Chester
CH4 0DH

South Manchester Office:
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Registered Office

0844 8700 007
www.axisped.co.uk

... /2

Our Ref: 2936-01/BC

Yours faithfully,

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Bobby Clayton

Associate

Enc. NOTICE UNDER ARTICLE 2D