



Mr Paul Friston  
Cheshire West and Chester Council  
58 Nicholas Street  
Chester  
CH1 2NP

25 March 2021  
PUBLIC

Dear Paul,

**Application for Prior Approval – Link Logistics Park, the site of the former Bridgewater Paper Mill, North Road, Ellesmere Port, Cheshire, CH65 1AG.**

Please find enclosed an application for Prior Approval, submitted on behalf of Firethorn Developments Ltd, relating to the proposed re-development of land at the above site for the following development:

*“Erection of 3no. storage and distribution units/general industrial with ancillary offices, associated parking, service yards, landscaping and ancillary structures, and new access from North Road”*

The application has been submitted directly to Cheshire West and Chester Council (CWCC) and is supported by a suite of planning and technical documents, which are set out in the table below:

| Document                                       | Document Reference        | Provided By |
|--|---------------------------|-------------|
| Application form                               |                           | WSP         |
| Planning Statement                             | RPT.001.1.JW              | WSP         |
| Proposed Site Plan                             | 11915-AEW-XX-XX-DR-A-0501 | AEW         |
| Location Plan                                  | 11915-AEW-XX-XX-DR-A-0502 | AEW         |
| Parameters Plan                                | 11915-AEW-XX-XX-DR-A-0503 | AEW         |
| Proposed Massing Model                         | 11915-AEW-XX-XX-VF-A-0504 | AEW         |
| Design & Access Statement                      | 11915-AEW-XX-XX-RP-A-500  | AEW         |
| Landscape Concept Plan                         | 2120-21-01C               | BCA         |
| Illustrative Landscape Sections                | 2120-21-02B               | BCA         |
| Staff Wellbeing Gardens                        | 2120-21-03A               | BCA         |
| Landscape Design Statement                     | 2120-21-RP01              | BCA         |
| Landscape Maintenance and Management Statement | 2120-21-RP03              | BCA         |



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|--|-------------------------------------|------------|
| Proposed Levels & Contours                 | C1442-201.1<br>C1442-201.2          | SGI        |
| Proposed Earthworks & Isopachtyes          | C1442-202.1<br>C1442-202.2          | SGI        |
| Flood Risk Assessment                      | C1442/EAJ/JJ/JT//20200174           | SGI        |
| Transport Assessment                       | 17876-HYD-XX-XX-RP-TP-5001-P02_S3   | Hydrock    |
| Framework Travel Plan                      | 17876-HYD-XX-XX-RP-TP-6001-P02_S3   | Hydrock    |
| Construction Method Statement              | 17876-HYD-XX-XX-RP-TP-7001-P01_S3   | Hydrock    |
| Construction Environmental Management Plan | 17876-HYD-XX-XX-RP-TP-7001-P02_S3   | Hydrock    |
| Biodiversity Metric Report                 | 80-411-R4-2                         | E3P        |
| Preliminary Ecological Appraisal           | 80-411-R1-2                         | E3P        |
| Habitats Regulations Assessment            | 80-411-R2-2                         | E3P        |
| Arboricultural Impact Assessment           | 80-411-R3-1                         | E3P        |
| Noise Impact Assessment                    | PCE-BWB-ZZ-ZZ-RP-YA-0001_NIA_S1_P01 | BWB        |
| Air Quality Assessment                     | PCE-BWB-ZZ-ZZ-RP-LA-0001_AQA_S0_P02 | BWB        |
| External Lighting Statement                | FTT-WSP-00-XX-RP-E-630001           | WSP        |
| Topographical Survey                       | 20K288/001 - 20K288/012             | Survey Ops |
| Phase 2 Geoenvironmental Site Assessment   | 14-035-R1-2                         | E3P        |
| Remediation and Enabling Works Strategy    | 14-035-R2-0                         | E3P        |

The applicant is the landowner for the majority of the site, save for a small section of land near to the proposed new access point. The landowner of this piece of land has not been established and so a Certificate C notice has been arranged to 'go live' in the next edition of the local newspaper (25/03/21 edition of the Chester Standard) to ensure this notice is published in advance of formal submission.

We trust the above is in order and allows the swift validation of the application and look forward to your prompt acknowledgement of receipt of the submission package and validation of the application in due course.

Should you require further information or have any queries then please contact me or Nick Fillingham at your earliest convenience.

Yours sincerely

WSP

