

Planning application P/2023/0422 25. 07. 2023

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- **Erection of one class B1 building (light industrial) and one class B8 building (warehouse building), (in retrospect) Maelor Works, Cross Lanes.**

Sesswick Community Council objects very strongly to this application

This application relates to an unauthorised development, which was reported to the Planning Department and Enforcement office in March/April 2023 this year, but activity at this site was reported to the planning department in the summer of 2021, when we were told that it was being investigated.

The Enforcement Officer reported back in April 2023 'I have advised the Agent that his client (the land lord) should stop any further development on the site, however if he continues this is at his own risk.

My next course of action will be to serve a planning contravention notice so that I can try and ascertain the exact breaches on the site'

Whilst under investigation activities have continued. The notice at the entrance on the B5130 is still advertising 'UNITS TO LET' and it is also advertised on the website.

This site has not been identified in the UDP (Unitary development Plan) as a site for industrial development. It is well known in the community that for years this site has been unsuitable for development on account of it being contaminated, because of its previous history.

We were promised that any further industrial development in this area would be within the Wrexham Industrial Estate and the North side of the Estate, as per Council Policy, served by a recently constructed modern road network. This application lies outside the Wrexham Industrial Estate on the southern side in open countryside, with an aged road infrastructure comprising country lanes and narrow B roads. These roads were not designed to accommodate large HGV vehicles and heavy industrial traffic.

The Sesswick Way by pass was constructed to divert HGV's and heavy vehicles away from the minor roads running through Cross Lanes settlement. To allow a new industrial estate to develop at Maelor Works site defeats the purpose of the new road and recreates the previous Highway problems.

Maelor Works site was purchased in November 2019, subject to planning approval, which has not been acquired by the land owner. Units are being let out to companies without authorisation. Having set up without first seeking approval from the relevant bodies and without consultation with Sesswick community Council and neighbouring residents, no consideration has been given to the effect it is having on Cross Lanes community, the roads (lanes) and the local environment. This defeats the purpose of the whole planning system.

Objections

- The B5130 through the community is not a suitable road for long heavy HGV's accessing this site, and creating traffic problems and pollution on lanes not fit for purpose. If two HGV's are passing each other in opposite directions they cannot do so in safety, without endangering other road users.
- The junction with the A525 at the Cross Lanes traffic lights cannot accommodate the turns without having to cross onto the opposite side of the road, causing congestion at the traffic lights and posing risks to other road users.
- Increased congestion near the Co-op at peak times when car parking overflows onto the road and when cars need to back out onto the road to exit the car park.
- The narrow country lanes with no grass verges in many places are used by walkers, cyclists, children and horse riders, who have nowhere to escape when such vehicles are passing.

- The unauthorized devastation of an area of mature woodland, natural vegetation and wild life (biodiversity), which has existed for over 70 + years.
- In close proximity to Bedwell Brook, (subjected to pollution from diesel and engine pollutants, leakage from trailers etc, washed down by the rain into the water table and brook, which ultimately drains into the Clywedog and the River Dee.
- Within an area in which there are main gas pipe lines, and a gas distribution centre (Flo Gas), which presents a major hazard for combustion should a fire break out in connection with the many vehicles accessing the site, overnight parking and fuel storage. There has already been a major fire in recent times relating to a breakage yard, set up without authorisation.

The Wrexham Industrial Estate is an approved location for such development, served by a good modern road network fit for purpose. This site contradicts Council Policy for developments in the open countryside, and the conditions at the site and access via B5130 are far from ideal, making it totally unsuitable for this kind of development.

Yours sincerely,

Sesswick Community Council