



HOUSE OF COMMONS

LONDON SW1A 0AA



David Fitzsimon
Chief Officer Economy and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Our Ref: SB11129/MK

5 October 2022

Dear David Fitzsimon

REF: Planning Application – P/2022/0221/0840/0820/0822 (Maelor Foods, LL13 0UE)

Constituents living locally to Maelor Foods Limited, have contacted me to raise their objections to Maelor Foods applying for planning to extend their production from 1 million birds per week to 2 million birds. The main objections to this planning application include, but are not limited to:

- An increase in noise and traffic
- Water pollution
- Light pollution
- Animal welfare
- Smell (storage of waste effluent)

Whilst it is important to create jobs and boost local economies it is also critical that local planners and Maelor Foods consider the strong sense of feeling amongst local residents. It is starkly clear to me, from my conversations with local residents and the correspondence received, that if this is given the go ahead that local residents will be hugely impacted.

I would therefore ask that decision makers carry out a thorough review of the correspondence enclosed and take the views of residents very seriously indeed when coming to a decision.

Should local planners, and/or, Maelor Foods wish to discuss this with me further or indeed meet with local residents then please do get in touch with me.

In closing, I need to explain that these are the issues which people have raised with me so far and that I will be in communication with more objections as they arise.

I very much look forward to hearing from you.

Yours sincerely

Simon Baynes

Simon Baynes MP
Conservative, Clwyd South

SB10076

Since 2018 some of the issues have been addressed. Effluent tanks have now been covered and fans installed in offal bays to reduce the smells when doors are open. We still suffer from smells getting into the house when waste lorries pass. We have complained recently to the factory. This now does appear to be more frequent since production hours have increased and will become more of a problem as the weather gets warmer. The recent change of operation hours from 07:30am – 4 or 5pm to 5:30am to 10:30pm means that we are disturbed by shift traffic from 4:30am and refrigerated and waste lorries leaving and returning late at night. Chicken collections continue throughout the night and many return as early as 3am for the morning killing, 6 days a week.

Chicken lorries are stood full on site waiting to be killed and after a time the vets send them out onto the roads again to keep air circulating for them. This is a good thing for the birds but why are so many lorries arriving at the same time?

The state of the road contributes to the noise of empty trailers thundering past and into the factory.

Dairy Crest and First Milk (previous owners of the site) didn't use a gateway opposite our house but now this is used by all shift traffic, security do now close the gates at night but open them at 4:30am. The previous entrance has been partly fenced off into the car park. Employees arrive in taxis outside our house instead of driving into the car park as requested. Security try to tell staff to be collected from within the car park but the quick turnover of staff makes it difficult to manage.

The refrigeration plant near the road has been noisy from day one with promises of soundproofing but this has not reduced the noise. The plant was turned off around 7pm when all the meat had left but is now on into the night. We have never been disturbed at night by previous owners and fear things will get even worse in future.

The huge increase in chicken rearing in Powys has caused a lot of damage to waterways near chicken sheds due to the waste seeping into rivers. This will soon be the case in this area.

We are dreading the warm weather as we cannot open our windows at night due to the night time traffic, it is not like living on a main road with passing traffic. These lorries with huge trailers are breaking, slowing down or working up the gears outside our bedroom window. During the summer months we sleep in our caravan in the field behind the house so that we can open a window without being disturbed it is too cold to do this in the winter.

The huge increase in HGV movements during the day produces a lot of dust and air pollution especially when the lorries are leaving the site. We have never experienced this volume with previous owners.

Copy of letter dated 4/12/2018 to Wrexham Planning Department.

I am very frustrated to learn that all comments regarding the first application will not be considered in this application. As previously noted the restriction of 400,000 birds per weeks has put in place

to control the volumes of traffic, odour, noise and pollution to the local community.

I have lived opposite the site for over 20 years. In October 2014 the highways department were concerned about the junction at Pickhill Lane and the A525 and reported some near misses but no serious accidents. I have witnessed some minor accidents and have had some near misses myself when turning into Pickhill Lane from Cross Lanes and meeting a lorry half way across my lane. The HGV need to be in the middle of the road to turn left towards Whitchurch. I have also met lorries across the whole of the opposite carriageway when making this manoeuvre, blocking the lane from Bangor-on-Dee to Cross Lanes. Visibility is very limited when they leave Pickhill Lane. Maelor Foods say this is not a problem as drivers have plenty of time to make this manoeuvre. Drivers in their path don't have much time to stop!

It was noted in the January 2018 report from the service manager of environment quote "was concerned that larger HGVs accessing this junction (both in/out) may well need to encroach over the centre line of both Pickhill Lane and the A525 Whitchurch Road which is not ideal".

He asked for the applicant to provide swept path details of a 16.5 metre long HGV entering and exiting the junction in all potential directions. The submitted drawing show that this is clearly the case.

In January 2018 the Highways Department stated that an increase from 24 – 72 HGV movements per day was considered significant. "The proposed increase in staff numbers to previously accepted levels leaves no spare capacity to offset the increase in HGV movements".

I understand that an increase to 72 HGV movements a day is planned but plans to slaughter 2 million birds a week would double this number. I would like to know if this number is based on how many birds are on a lorry or if it includes all of the refrigerated lorries, effluent tanks, and waste lorries leaving the site daily are included, increase from 4 – 12 per hour.

Maelor Foods have stated that since purchasing the adjoining Lloyd Fraser site they can now increase their daily HGV movements to up to 160 because the Lloyd Fraser site had a licence for 46 HGVs which has now ceased but could have in the past created this number of movements. This must have been before I lived here as I am sure I would have been aware of this much traffic.

Lloyd Fraser milk tankers were mainly 4 & 6 wheeler lorries, much smaller than the articulated lorries used by Maelor Foods. They carried mil and not offensive waste from an abattoir. These lorries could negotiate the junction at the A525 without the need to cross over directly into the path of oncoming traffic. Over 20 years ago the road were much quieter without the new link road to the Wrexham Industrial Estate. The building of the prison has significantly increased the traffic in this area.

The recent reduction in the speed limit to 40 mph has helped but a lot of driver do not adhere to the speed limit. The junction is very dangerous to negotiate in a car with very limited visibility in both directions. When the roads are icy the lorries have been seen sliding backwards when trying to turn up Pickhill Lane. The area is very close to the River Dee and is prone to heavy fog.

Even with the minor improvement planned at the junction it is not suitable for the proposed volumes of traffic. The adjustment to the pavement position cannot improve the path of lorries turning left out of Pickhill Lane into the path of oncoming traffic.

The Highways Department now have little influence on the safety of the historical movements from on safety if the historical movements from Lloyd Fraser are taken into account. Maelor Foods built the plant to kill one million birds a week for the start with the capacity to increase to two million a week regardless of the restriction. They state that market demands now make it necessary to increase production. It is said, they want to support the 'Welsh Brand' but then go on to say that their sister plant in Bilston near Wolverhampton called Salisbury Poultry are cutting 700,000 birds a week but Maelor Foods can only supply 400,000 make a shortfall of 300,000 which they have to buy from other suppliers. All the birds killed at the Maelor site are then transported to the Bilston site to be cut up. This doesn't appear to be supporting the 'Welsh brand' and is not very environmentally friendly to transport the meat so far away.

The welfare of the birds needs addressing lorries full of chickens have been seen and photographed parked up in laybys in the area, some up to 1 ½ hours when Maelor Foods was contracted we were told that the drivers had to take a break. I don't think they all need a break five minutes from the plant. Maybe then need two drivers to continue moving.

In the hot weather lorries full of chickens were arriving and leaving the site. Many were driving around the area because they all arrive together and the vets onsite make them leave to keep the air flowing around the birds. This is why the drivers sit in laybys waiting to be called in. Is this what they call 'a management plan'?

Although in their initial planning statement Maelor Foods stated there would be no night time HGV movements (ref Vectors Report 3/4/4) we find a number leaving throughout the night causing a disturbance.

They need to pass our properties in a very low gear. Dairy Crest and First Milk had shift workers on site at night but did not need to transport cheese at night. In their report (ref. 3.4.7) it states that 'the small increase in the number of HGVs per hour would not have a detrimental impact on the amenity of existing occupiers of the three nearby properties'. 4 – 12 movements a small increase!

We suffer from dreadful odours from rotting waste when lorries pass slowly covered with a sheet which is not sealed. The smell gets into the house and lingers making clothing and bedding smell. We didn't get this problem from cheese production.

Natural Resources Wales have asked Maelor Foods to cover effluent tanks and take measures to improve filters I hope we do not suffer next summer as we have done this year. We couldn't open our windows or sit in the garden at times. Many complaints from lorries and refrigeration plant. Their driver code says that fridges should be turned off when passing our properties. This clearly is not the case.

The applicant states there are three neighbouring swellings to consider. Two, 3 bedroom houses were bought by them in 2014 and remain empty apart from a few contract workers sleeping there.

The area has lost two houses. If kept empty when housing is in short supply. This proposed application is totally unsuitable for a country lane. The nearby industrial estate is well lit with wide pavements, public services, close by bus stops and good access roads. This site is dangerous for road users and pedestrians. The nearest bus stop is over half a mile away along a narrow footpath with no street lights. Workers have to walk along a dark busy main road to reach the bus stop. Pickhill Lane is dark at night and not safe to walk along.

I don't believe the restriction of 400,000 birds per week should be lifted when quite clearly there are already serious concerns relating to the application. The fact that the applicant has built a facility capable of production to this level should not influence the planning decision.

Additionally, this is impacting on sleep and as such I take sleeping tablets to help me get a peaceful night's sleep. If we could have rest-bite on a Sunday, that would be welcome.

Phone call 05/10/2022

Took a phone call from a constituent who has read the planning application.

Maelor Foods state that there has been an 86% reduction of complaints to NRW. Constituent believes this is factually incorrect.

Residents are still bitterly complaining.

The application states that Maelor Foods ensure that residents are enjoying their homes.

This too is incorrect.

SB10217

As a resident of Cross Lanes am I am writing to express my concern about the requested increased capacity at Maelor Foods. I am not in the habit of writing to my MP or complaining in general however I have a number of years' experience in the food industry, including the processing of chicken, which drives me to write today.

I know that traffic and transport issues are concerning for local residents however I am a pragmatist and understand the need for industry in the local area and also trust that this will be dealt with by Highways. However, having worked with two of the largest chicken processors in the UK & NI over a number of years, namely Moy Park and Two Sisters, at their various sites across the country, I have seen first-hand, the issues which arise with increased volume, particularly a doubling as in this case request. I understand that Maelor Foods have 'state of the art' equipment however so do other producers and this does not remove the issue of effluent treatment and the particularly vile stench that goes along with it, particularly at these higher volumes. It is widely known in the industry that the handling of these bi-products has its issues so to ignore them and not be satisfied with a response at this stage would be irresponsible in my opinion.

SB10262

Maelor Foods claimed that they had no plans to increase from 400,000 birds per week. Condition 14, set out by the County Council planning department, which allowed approval of this planning application stated that no more than 400,000 birds per week could be processed.

The main issues being noise, odour, and traffic movements in the early hours.

Furthermore, the original effluent treatment system design had been considered inadequate by NRW. After some time the plant was upgraded but this had very little effect on the odour issues impacting on residents.

Offal is held in open trucks for some time before being transported away, further adding to the intense odours from this site.

Additionally there are concerns regarding run off from this site that is at risk of polluting the river Dee.

Noise from this site is a constant problem, especially at night where nearby residents are severely affected by the noise from equipment, as well as traffic in the early hours, movements at 2am through to 6am are being made and there have movements on early Sunday. The noise from this site has had a very detrimental effect on the mental wellbeing of nearby residents.

The movement of HGV vehicles in the early hours as well as loud refrigeration plant and equipment has been a major source of noise that adds to the disruption to residents sleeping hours.

Further concerns have been birds held waiting in crates on the vehicles; this being contrary to the wellbeing of livestock. Vehicles loaded with birds have been seen parked up along the A483.

Residents have also experienced light pollution from this site has increased.

Odour, noise, traffic movements and other issues would be five times that of the original application.

SB10313

Very little has changed at Maelor Foods to alleviate the issues of concern affecting residents in the vicinity and beyond and along the routes to the site.

In spite of the minor alterations to the Pickhill Lane / A525 junction it still presents a hazard to all road users when these huge HGV's (carrying live chickens, refrigerated processed chickens, offal wagons, maintenance trucks etc) are trying to turn into the lane, just beyond a bend and below the brow of a hill. With an increase to 2 million chickens there will be a constant flow of HGV's in and out of this junction, day and night.

There are still chicken wagons unable to deposit their load immediately on arrival so they drive round the roads in the community waiting to be called in. This is hardly acceptable for animal welfare.

SB10380

My concern is more transport on a road what has poor visibility and although there is a 40mph speed limit this is not always adhered to.

The smell will be more noticeable with the bird increase.

This shows a total disregard of the local residents and a likely drop in the valuation of properties.

SB10493

First of all I want to make you aware of the history and issues regarding Maelor Foods at this site. When they originally applied for planning permission, it was for the processing of 400,000 birds per week. Concerns were made by residents about the impact this number of birds being processed each week would have on the local area. Residents and Sesswick community council were told at the time by Maelor Foods that they had no plans to increase from 400,000 birds per week.

Following these concerns, one of the conditions set by the County Council planning department, which allowed approval of this planning application, was condition No 14, which stated that no more than 400,000 birds per week could be processed. This condition was important so to limit the impact on the neighborhood from noise, odour and traffic noise and fumes etc to mention just a few issues that were of concern at the time.

At the commencement of production many problems soon impacted on residents. The main issues being noise, odour, and traffic movements in the early hours. This had a terrible impact on nearby residents and also neighbours some considerable distance from Maelor foods, especially odour and noise. In these early stages of production, both Wrexham council and Natural Resources Wales were contacted on many occasions by residents regarding noise and particularly odours from Maelor Foods. From these complaints brought investigations by NRW, and NRW instructed Maelor Foods to improve and upgrade the efficiency of the effluent treatment system. In fact, the original effluent treatment system design had been considered inadequate by NRW. After some time the plant was upgraded but this had very little effect on the odour issues impacting on residents. Also, and still to this date, offal is held in open trucks for some time before being transported away, further adding to the intense odours from this site, it is considered that these should be sealed container trucks. There has also been concerns regarding run off from this site that is at risk of polluting the river Dee and investigations were carried out some time ago by NRW when this problem was reported.

Noise from this site is a constant problem, especially at night where nearby residents are severely affected by the noise from equipment, as well as traffic in the early hours, movements at 2am through to 6am are being made and there have movements on early Sunday, which was reported and I believe this was stopped. The movement of HGV vehicles in the early hours as well as loud refrigeration plant and equipment has been a major source of noise that adds to the disruption to residents sleeping hours. On occasions a nearby resident has had to go over to this site in the early hours to complain about the high level of noise and only to find that either the machine could not be turned off or that the machinery was on for no reason. The noise from this site has had a very detrimental effect on the mental wellbeing of nearby residents causing great stress and disruption to their sleep.

Residents some distance away have also been severely affected by the noise and also causing disruption to their sleeping hours.

Many complaints were made to Maelor Foods but this has had little effect. There appears to have been no consideration at all from Maelor Foods towards the immediate neighborhood.

Further concerns have been birds held waiting in crates on the vehicles; this being contrary to the wellbeing of livestock. Vehicles arriving at this site have been such that the numbers of livestock were too many for the factory to handle, and vehicles were running around the local roads to ventilate the birds. In addition, in the recent weeks I have seen these vehicles loaded with birds parked up along the A483 on their way to the site, again, this I believe this should not be happening.

Another issue is light pollution from this site has increased and those nearby are in a constant daylight, there is no let up from this artificial light after dark, which reaches far across the community. There has been no attempt by the company to address this easily resolved problem. As mentioned there have been many complaints regarding these issues made to Maelor Foods, Natural Resources Wales and Wrexham County Borough Council but this has had little effect and it is clear that Maelor Foods have made little attempt to resolve the issues raised by neighbours. Some neighbours have even made a direct approach to Maelor Foods and they have received little or no help to the issues put to them.

Throughout this time Maelor Foods have made some statements in the local media claiming benefits and donations made by them to local institutions, the only one i know of is a very small donation but at least one of these is totally untrue and most if not all residents feel this is by way of making local people think that Maelor Foods is a benefit to the community. I am unaware of anything that Maelor Foods have done that has directly benefited the community and its residents. They appear to have no interest in understanding or resolving the problems and issues that this site has and still imposes on local residents.

I am unaware of any local jobs they have directly provided. Most of the employees are from outside the area.

As mentioned at the time of the original application, Maelor foods gave assurance to residents that they had no plans to go beyond 400,000 birds per week. Around a year later they went back on their words of assurance and applied to the planning department to remove condition No:14 to increase from 400,000 to 1,000,000 birds per week. This was rejected by the county council and went to appeal, following this appeal this application was approved by the Welsh Government allowing the processing of 1,000,000 birds per week. This has further exasperated the problems from this site.

Residents have no trust in anything that Maelor Foods say or promise. This is the type of company that residents have to deal with.

As for Maelor Foods and their pending application to process 2,000,000 birds per week. This number would bring even greater problems and stress to local residents. This figure would be five times the original number, which Maelor Foods said they would not go beyond. Odour, noise, traffic movements and other issues would be five times that of the original application.

Maelor Foods may appear to be interested at this present time to meet with residents but I feel this is purely so they can use it in their pending application. If this was approved, I am sure that Maelor Foods would have no interests in residents and no interest in the increased impact this site will have on residents.

We all have the right to wellbeing, but for some residents, this site has taken that away.

I hope that you will support local residents in making Maelor Foods resolve these issues and also in rejecting this pending application.

SB10512

Came to an MP Surgery to voice concerns.

Against proposals to increase capacity from 1 million to 2 million birds.

Concerned over increased traffic and the smell generated.

No communication from the factory regarding planning permission.

SB10513

Came to an MP Surgery to voice concerns.

Concerned about dangerous driving by lorries and heavy traffic.

No communication from Maelor Foods.

Against the increase from 1 million to 2 million birds culled per week.

Further email October 2022

As I sit looking through my window I can see a convoy of huge lorries, the ones which go to the plant, each containing eighteen thousand live birds and the ones leaving which carry the dead bodies. It's such a depressing sight and to think that this could be doubled fills me with dread.

I hope that this time the wishes of we who live here will prevail.

SB10882

Objects to planning - I fail to understand why Technical Advice Notes (TANS) that deal with traffic, roads, walking, cycling etc all seem to be being ignored, why the views of the Community Council are discarded and views of the local Wrexham Council are overturned and all to the detriment of residents who do not want even more heavy traffic on unsuitable local roads.

SB10909

Maelor Foods have been operating from this site since 2017 and from the start there have been many issues that have been reported to MF and the relevant authorities, so they are well aware of the issues affecting this community. There was widespread objection to the application for 1,000,000 chickens, and you supported the community at the time. Initially some small issues were resolved but only after much complaint to the Company and the authorities, but with ever increasing output the problems intensify, and so many serious issues affecting the community are not likely to be resolved ever, they can only get worse.

- After MF had gained a foot hold it was discovered that a permit had been acquired from NRW for 1,000,000 chickens per week contrary to what was stated in their initial application (400,000), with no intention to increase this number. No sooner had the appeal been granted there was talk about increasing production to 2,000,000, and even now word has it that if this succeeds the next step is 4,000,000.

- Initially it was also claimed that their plans would lead to an overall reduction in traffic movements compared with a previous industry, First Milk, thereby benefitting local residents. The upgrade of the A525 / Pickhill Lane junction has made no difference to Highway safety, and vehicular movements have increased considerably, by day and now also overnight.

- The 1,000,000 chickens have increased vehicular movements in and out of Pickhill lane, and contrary to initial statements night time and early morning movements have become necessary impacting on Highway safety and the amenity of residents along the incoming routes.

- We can expect double the vehicular movement should 2,000,000 chickens be approved, an increase of fourfold since its initial establishment.

- This may be classed as a state-of-the-art poultry processing plant, but MF has no respect for the community or people it has imposed itself on, under false pretences, causing loss of amenity and unpleasant conditions to endure day and night.

- It has no respect for the chickens with its poor welfare standards, when chicken Lorries are seen parked in lay buys on the roads waiting to be called in because they cannot cope with the arrival times of the Lorries, so the birds have to suffer in poor ventilation and heat. Chicken Lorries have been seen on the factory fore court having to wait because too many have arrived at one time, or sent out again to be recalled later. How many chickens are dead on arrival?

- Homes which have been built up and established over decades in an environment, which was once acceptable when previous industrial concerns existed here, have now been blighted, and the lives and amenity of residents damaged and there is little sign of reprieve in the future.

The foundation of the business is based on deceit and underhanded tactics and nothing has changed. The intention from the start was to expand on this development piece meal, regardless of all the problems they have created in various ways, and especially causing a deterioration in the amenity and health of residents living along the routes and in the vicinity of the site and beyond when the wind is blowing in particular directions, (traffic, noise and odour and light pollution). The underlying problem, which MF fails to acknowledge, is the fact that this site is totally unsuitable for such a development, when its future plans are geared towards continued expansion. The Appeal for 1,000,000 chickens demonstrated the determination of MF to ignore the views of the County Council, Community Council and residents. What the owners need to consider is, 'how would they feel if they had to live in these circumstances and conditions within their community and on their

doorstep'. The message we would hope to convey is, 'Please refrain from further development, be satisfied with what you have and what the community finds acceptable, that being what was proposed along with its promises at the start, or RELOCATE to a more appropriate site where such ongoing expansion is possible without imposing on existing communities. Many companies who outgrow their sites, re-locate. This is a common practice in industry today and it is well within the budget of MF, and can be carried out quite quickly. Sites such as this, with its poor infrastructure and proximity to people's homes and local communities, could be sold on to a smaller operation or one more suited to this rural area. The Wrexham Industrial Estate would provide the ideal conditions. It is for Maelor Foods to demonstrate to the community and its residents that they are a company to be trusted and are prepared to make decisions with regard to others and not just themselves.

SB10912

I wanted to raise the following issues with you about Mealor Foods, on Pickhill Lane and the dangerous part of the a525.

I have lived on Pickhill Lane for 33 years and having recently moved into our family farm which is adjacent to the turning up towards Pickhill, Porthygan Farm.

To say the traffic at its current level is highly disruptive and noisy would be an understatement. I am currently 4months pregnant and the lorries that come in and out of Mealor foods during the night, 3am through the night, waking me up 3am - 5am is constant. How is this legal (?) as the lorries breaking and revving wakes me from my sleep throughout the night, every night.

Additionally to this, I know there is a restriction on lorry movements on a Sunday, so when the lorries start coming from the facilities at 00.02am on the Monday morning. Yet again it wakes me, which as you can imagine is tiring with sleep deprivation, and stressful having lived in this area all my life.

Please could you look into this as I believe they are looking to double their capacity by an additional million birds. Which if it will double the rate that it is currently with lorries in and out all day long and all night long, it seems very inappropriate and disrespectful to those of us who have to deal with the noise pollution and disruption to our sleep.

I appreciate the company provides work to people, who also think it's acceptable to leave the facility as fast as they can possibly drive. With livestock and horses all around, the area of the a525 is already seriously dangerous with very little people sticking to the 40mph limit past my property, adding to this lorries turning on the wrong side of the road. Unfortunately someone is going to get seriously hurt by how dangerous it is outside my home, it wouldn't be the first time I have seen multiple accidents at this part of the a525. Adding to this I have children, pets and livestock at the property and crossing the road is already like taking your life in your hands, never mind trying to drive out to take my child safely to childcare.

Your investigation into the noise and speed related/ poor access to Pickhill, would be extremely appreciated. Not only to reduce the noise in the area throughout the night, but to make this part of the a525 less of an accident waiting to happen. A speed camera outside the turning for Pickhill would catch MANY people well over the speed limit, whilst making it safer for locals, workers and lorry drivers from the facility.

SB10913

I live at Parkleigh House, Pickhill Lane, Cross Lanes, opposite Maelor Foods. I am sure you are aware they are planning to expand their business to twice its current capacity. I have lived at this property for over 40 years and now the transport from Maelor Foods is getting ridiculous. Lorries are leaving at 2am, 3am, 4am, 5am and 6am in the morning and arriving all times up to 10pm. We are being woken up every night nearly by lorries, workers leaving the premises, as well as arriving at all times in the morning, some of whom this they are part of an RAC rally or TT races on their motorbikes, which is entirely inconsiderate to those of us who live on Pickhill Lane.

I would appreciate it if you could investigate this issue as I am aware I am not the only resident with continuous sleep disruption from the noise pollution on a 24-hour basis. We have asked Maelor Foods for new windows to make the noise less, but no reply as they have said they would like to purchase our home, yet they never confirm further details, which as you can imagine is frustrating and very stressful.

Other companies that involve lorry movement have curfews on lorries leaving with no transport from 10pm to 6am, could this be implemented along with a 20mph zone, both on Pickhill Lane and on the A525, where I have witness many near crashes between motorists and the lorries that turn up to Maelor Feeds, as the lorries are always on the wrong side of the road with the access being so small and such a fast and dangerous part of the A525.

SB10933

The situation is intolerable for anyone who lives nearby, particularly, those living directly opposite the sight, who have to suffer ever-increasing amounts of HGVs proceeding in and out every day, all day, from early morning. Doubling of output would, of course, require a doubling of traffic..

The bottom line is, that it should never have been sited there, when there are more suitable sites on the nearby Industrial Estate, but, of course, this site provides them with the availability of cheap/free water from a well. Residents having to suffer so that they can save on their water costs.

The Pickhill Lane /A525 junction, just a few yards from my home, has already been altered to try and accommodate the HGVs tuning out onto the A525, without success. They still have to swing out onto the far side of what is a very busy, twisting, road. Any further expansion of the site would require even more disruption and changes to that junction..

I have to tell you, given their experience with the last appeal/public inquiry, local residents have no confidence that their voices will be heeded in any future appeals.

Anything you can do to stop any further destruction of the local living environment would be appreciated.

Further email October 2022

I can see the slaughterhouse from my window, and live on the A525, on a bend, just a few yards from the junction with Pickhill Lane, and our concerns about the road pre-date the opening of the slaughterhouse. It is a narrow, twisting road, but a major route into Wrexham, and Wrexham Industrial Estate, particularly since the Southern link road was opened.

We have complained for over 30 years about the speed of traffic around these bends, the problem we face every time we pull out of our drive, and the dangers of the narrow pavement along it. The slaughterhouse has simply added to those concerns ten-fold. But still, they allowed the place to be opened and then expanded.

