

Re: Town and Country Planning Act 1990

Section 78 Appeal at: ;Land West of Sesswick Way, Marchwiell,
Wrexham

Planning Inspectorate Reference: H6955/A/21/3271810 (P/2020/0363 -
GLASSHOUSE WITH PACKING FACILITY AND OFFICES, ENERGY
CENTRE, RECOVERY PLANT AND RESERVOIRS

Dear Sharon,

I hope you don't mind me writing to you and whilst I have written to Planning and Environment Decisions Wales (PEDW) with regard to the proposed above development at Five Fords, and I am aware the Wrexham County Borough Council planning had rejected this as it lies outside the settlement limits, I wanted to also support their rejection of this application by WCBC planning department. This proposed development would involve covering over 37 acres of greenbelt of best and most valuable agricultural land, with an impermeable 37 acre concrete base. This is sited on the known flood zone of the River Clywedog as recorded in the NRW flood zone map. It also has a site of Special Scientific Interest.

Whilst our community council have informed of the risk of flooding this development brings and the high level of power it would consume, there is now **new evidence regarding phosphate pollution** in our rivers which has brought great concern to many. I am concerned that this major development, which lies outside the settlement limits, is proceeding to an appeal hearing on 7th April 2022 when we have a serious situation with high levels of phosphates that have been recorded in the River Dee and where developments have been placed on hold for further consideration of this problem.

The Clywedog River and its flood zone, where this development proposes to be sited, feed directly into the

river Dee. Any development at Five Fords would further exacerbate the annual flooding and potential contamination of the River Clywedog and its flood zone that flows into the River Dee. The river Dee is a **Special Area of Conservation (SAC)** and a river of the highest conservation value in both Welsh and UK context in terms of its global significance. It is also one of the most highly regulated rivers in Wales and the UK.

The river Dee has already failed the targets set by NRW, and the lower reaches of the river Dee have recorded high levels of phosphate pollution. The river Dee is a major source of drinking water for nearly three million people in Wales and the North West England, more than 200 million gallons of water is extracted every day from the River Dee for water. It is the higher catchment areas such as the River Clywedog that need to be maintained to the highest levels of water purity if the lower reaches of the River Dee are to be kept clean and free of phosphates, where drinking water is extracted.

Scientists have warned the Welsh government to prepare for increasingly wetter winters which we are already experiencing, and they have said that **the government needs to re-think their decision making for all developments**. The Wales' climate change minister said, "Environment and climate change was **at the heart of our decision making**".

I respectfully asked Planning and Environment Decisions Wales (PEDW) that this appeal hearing be placed on hold and reconsidered in the light of the evidence of phosphates in the River Dee and the serious danger this development presents. I hope that my letter will add my words to how unsuitable and unsustainable this development would be. **I hope that I am correct in writing to you on this matter as your name was on the letter giving notice of the appeal hearing. As well as yourself, I am happy for you to make aware my concerns to anyone appropriate in this matter.**

Thank you for your time in reading my letter which I trust will make aware people's concerns.

Yours sincerely,

Raymond Jones

Freshfields, Cross Lanes, Wrexham. LL130TY