

Town and Country Planning Act 1990
Section 78 Appeal at: , CATTLE SHELTER, BURGESS LANE, PENLEY, WREXHAM

Case: CAS-01843-F2G6M0

Maelor South Community Council object to this retrospective planning application on the following basis.

Unsuitable Road access:

The location of the site is situated on a single-track country lane that has no suitable passing points for commercial vehicles or tractors and trailers resulting in the potential of accidents in attempting to pass.

The lane has already been designated by WCBC Highways Department as unsuitable for heavy goods vehicles as indicated by signage at each end of Burgess Lane. Unfortunately, the blue signage that has been present for many years warning of this have been removed however photographs supporting this are attached.

Additional traffic and weight will cause significant impact to the current road surfaces. Traffic having to pull onto the soft verges would result in serious and potential damage to the road and field drainage systems that run down each side of the single-track road. Thereafter resulting in the potential collapse and subsidence of a road that was never designed to carry volumes of heavy traffic.

The proposed main road entrance to the site would be via the junction of Burgess Lane onto the main road A539. The junction is already in a hazardous place and the visibility requirements when assessed on the current speed limit of 60mph the stopping sight distance at all junctions is calculated to be 215m. This increased volume and slow-moving long articulated vehicles or tractors with trailer traffic leaving and entering the single tracked Burgess Lane will have a detrimental impact on highway safety.

It is our understanding that there is a noncompliance from a previous planning application which had required a splayed entrance to the site to be created, this has not taken place.

Environmental Grounds:

The proposed surface of the storage area is stone and not a solid base with appropriate drainage and holding tanks for contaminates.

The applicant has indicated that the material stored on site will be farm waste for recycling including plastics bags, silage wrap, plastic containers and polyethene string, that will have contained a variety of farm products that could result in biohazard materials being produced that are not then collected in an interceptor tank – the material instead will flow into the adjacent brook and field drainage systems and into local streams eventually running into the River Dee that has various extraction points for the water supply in the region

Such development regardless of size or volume of waste to be stored, should include volumes of material to be stored, a hazards and pollution risk assessment and pollution prevention plan.

Due to the nature of the materials being stored there is a high risk of increased vermin and rodent infestations into neighboring homes, outbuilding and the adjoining area. A number of the materials proposed to be kept could create a potential combustible risk with no mitigating measures in place.

In closing the Wrexham Industrial area has well established sites for the disposal and recycling of plastic waste, with these businesses being regulated and monitored by environmental agencies. It is Maelor South Community Council's belief there is no need for an isolated recycling and collection point in a rural community and ask that you uphold Wrexham Council's decision to refuse this application.



Photography showing sign from the Hollybush Lane junction in Burgess Lane



Photograph showing sign from off the main A539 into Burgess Lane