

Sharon Holman

Subject: FW: P/2021/0683 - 2 ELM POINT ABBEY ROAD NORTH WREXHAM INDUSTRIAL ESTATE - Updated Proposals

civ – supporting info web

From: Chris Davies <ChrisDavies@caulmert.com>
Sent: 18 February 2022 07:43 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Mike McCarthy <mike.mccarthy@mccarthyhaulage.co.uk>; Jenny Coxon <jennycoxon@caulmert.com>
Subject: P/2021/0683 - 2 ELM POINT ABBEY ROAD NORTH WREXHAM INDUSTRIAL ESTATE - Updated Proposals

Hi Sharon,

Thank you for yours and Emma's time at our meeting last Thursday.

Following the meeting, we have taken on board the items discussed and comments from all parties and have worked with TEP to further improve the habitat for butterfly species on the site, through the use of Grasscrete planted with Creeping Cinquefoil, to areas of the proposed yard extension. The area is required as a safety buffer to the yard however trafficking to the area will be minimal as it sits below the rear of the vehicles / trailers and outside the wheel, load and turning zones.

Please find attached a link to the Grass Crete website for further information -
<https://grasscrete.com/docs/paving/grasscrete.html>

Also in regard, please see below some additional text to support the application and proposal which further details the requirements for the yard extension.

In order to secure the employment of current staff; create new employment opportunities for local people and enable us to compete with the larger UK, regionally based, multi nationals; our business needs to identify new markets and service offerings which are attractive to our existing clients and also open up opportunities to attract new businesses to Wrexham, in the knowledge they have a local logistics company that can provide the specific services they require.

These new opportunities exist in the provision of e-fulfilment, co-pack and pick and pack services to local and international clients. As a developing company, keen on growth and supporting our local community, we are looking to bring these services to our business; which in turn has the potential to significantly increase our employment requirement at the site.

Provision of these services, as well as providing employment opportunities, will have an impact on our current site logistics and operation. Use of a variety of different size distribution vehicles, in addition to the current fleet, to accommodate the new service provision, will put pressure on the current site yard facilities. The use of distribution vehicles, including heavy good vehicles, in any environment presents a risk to health and safety of individuals working within close proximity; be that drivers, fork lift operators or general site and administration staff. This risk is reduced proportionately as space is increased as it allows clearer sight lines and dedicated vehicle and personnel access areas and routes. The welfare and safety of our staff, third party operators, which includes foreign drivers, and visitors is paramount to our business and is also a key driver behind the request for the additional yard area, which will assist and enable the site operations to be effectively managed whilst reducing risk for all personnel.

Whilst the logistics of our business and the Health and Safety of our employees and site visitors is paramount to us, we also understand and support the need to protect our environment. The proposals to extend the yard area have an impact in this regard and we have worked alongside our ecological consultants, Statutory Bodies and Wrexham County Borough Council to try to meet the requirements of both the business and the environment. Although

slightly reducing the ecological areas on site, we have tried to develop and improve the standard of the remaining areas to offset any detrimental impacts of the works. This has included the introduction of additional ponds for the Great Crested Newts, additional embankments and enhanced habitat for the Grizzled Skipper Butterflies, additional planting and use of alternative materials, to some areas, in the form of Grasscrete; which will allow operational use whilst providing suitable habitat. We have also committed to working with all parties, as required, to agree a legal agreement for the ongoing management and maintenance of the ecological areas; to protect them for the future.

We trust the above and attached is sufficient for your review and approval of the scheme.

We look forward to hearing from you in regard. If you require any further information please do not hesitate to contact me to discuss

Many thanks and regards

Chris



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