

Cerys Jones

From: planning_appeals
Sent: 05 April 2022 08:29
To: Cerys Jones
Subject: FW: APP/H6955/A/21/3271810 - MAR P/2020/0363 - Land at west of Sesswick Way, Marchwiel LL13 OTF

Cerys

P/2020/0363 – appeal third party reps thanks

From: Max.Thomas027@gov.wales <Max.Thomas027@gov.wales> **On Behalf Of** PEDW.Casework@gov.wales
Sent: 04 April 2022 14:07
To: Mark.Roberts@bartonwillmore.co.uk; planning_appeals <planning_appeals@wrexham.gov.uk>
Subject: APP/H6955/A/21/3271810 - MAR P/2020/0363 - Land at west of Sesswick Way, Marchwiel LL13 OTF

Good afternoon,

Please see below the comments received from an Interested Party, Mr M Elliott, in response to the upcoming Virtual Hearing Event for the above appeal.

Kind regards,
Max

Max Thomas
Swyddog Gwaith Achos | Casework Officer
Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions Wales
Llywodraeth Cymru | Welsh Government
Ffôn | Tel: 03000 253389
E-bost | E-mail: Max.Thomas027@gov.wales



<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru> | <https://gov.wales/planning-and-environment-decisions-wales>

From: Mike Elliott <*****>
Sent: 01 April 2022 10:24
To: PEDW – Gwaith Achos / Casework <PEDW.Casework@gov.wales>
Subject: Re: APP/H6955/A/21/3271810 - MAR P/2020/0363 - Land at west of Sesswick Way, Marchwiel LL13 OTF

Dear Mr Thomas,
Thank you for your mail and the attached letter.

If I have understood correctly, the main matter to be considered at the hearing will be the appropriateness of locating the proposed development outside settlement limits having regard to local (adopted and emerging) and national planning policies.

I request that the following points are considered in determining this matter:

- 1) The development must be sustainable and it must therefore be profitable.
- 2) To achieve sustainability, the glasshouse must be built on agricultural/horticultural land because of the relative difference between land values of agricultural land and industrial/commercial land. There is no suitable site on agricultural land within settlement limits. Siting the development on industrial land will make the proposal non-viable.
- 3) To achieve sustainability, the proposed development must be exempt from Business Rates as an agricultural building under the provisions of the Local Government Finance Act 1988. The glasshouse must be contiguous with a minimum of 2 hectares of agricultural land to be exempt from Rating.
- 4) There are very special circumstances why the development needs to be on this particular site. It will use heat and carbon dioxide from the operation of the adjacent sewage treatment plant to grow tomatoes in the glasshouse. These benefits to the operation will not be available on other sites where there is no adjacent sewage works.

Thank you for your help with this matter.

Kind regards,
Michael Elliott

On 31 Mar 2022, at 10:50, PEDW.Casework@gov.wales wrote:

Good morning,

Please see the attached letter.

Kind regards,
Max

Max Thomas
Swyddog Gwaith Achos | Casework Officer
Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment
Decisions Wales
Llywodraeth Cymru | Welsh Government
Ffôn | Tel: 03000 253389
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<https://gov.wales/planning-and-environment-decisions-wales>

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eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

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