

To the Appeal's Inspector

22nd March 2022

**Section 78 Appeal at: ;Land West of Sesswick Way, Marchwiel, Wrexham
Planning Inspectorate Reference: H6955/A/21/3271810 (P/2020/0363 -GLASSHOUSE
WITH PACKING FACILITY AND OFFICES, ENERGY CENTRE, RECOVERY PLANT AND
RESERVOIRS**

Dear Sir,

Sesswick Community Council writes:-

Further to the original letter of objection, 14.06.2021, and addendum of 17.06.2021, in the light of new information and evidence, please note the following.

With regard to the proposed development near Five Ford, which will involve covering over 37 acres of green belt, best and most valuable agricultural land, with an impermeable 37 acre concrete base, also a site of Special Scientific Interest.

Councilors are concerned that this proposed major development, also lies outside the settlement limit, and outside the boundary of the Industrial Estate, and is proceeding to an appeal hearing on 7th April 2022 when it is now apparent that there is a serious situation emerging relating to high levels of phosphates recorded in the River Dee, requiring new targets for phosphate pollution. Other developments throughout the country have been placed on hold for further analysis of this widespread problem. It begs the question why not this application?

This proposal lies on the flood plain adjacent to the River Clywedog and within its flood zone, (as recorded in the NRW flood zone map), draining directly into the river Dee. Any development at this site will exacerbate the annual flooding and potential contamination of the River Clywedog which 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 Dee has already failed the targets set by NRW, and the lower reaches of the Dee have recorded high levels of phosphate pollution. The Dee is a major source of drinking water for nearly three million people in Wales and the North West of England, more than 200 million gallons of water is extracted every day from the Dee.

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**".

Logic would suggest that this appeal hearing should be placed on hold in the light of this new evidence of phosphate pollution in the River Dee, and the serious consequences this proposed development will have on the population and environment in more ways than one.

Yours sincerely,

S. Heather Rowland, Chair of Sesswick Community Council, on behalf of SCC.