

APPENDIX 14

Consultation letter



LAND RESTORATION AT PARK ROAD, CEFN Y BEDD

Moorbridge Construction Limited are applying for planning permission for the 'Restoration of land to agriculture' at Park Road, Cefn y Bedd, Wrexham. A Planning Application will be submitted in November 2010, and this note is intended to let you know in advance about the proposals so that you can let Moorbridge Construction have any comments that you wish to make.

The site is a former sand and gravel working which is not currently in use although unauthorised activities including fly-tipping, motorcycling and clay pigeon shooting do take place. Inert material will be used to restore the land to hay meadow and nature conservation after-uses, retaining the shallow pool at the southern end which is home to Great Crested Newts and other wildlife. As well as improving the land for wildlife, the restoration would tidy the fly-tipped rubbish and prevent further motorcycling which disturbs local residents.

It is likely that working will be intermittent, with inert construction material and soils being imported for a number of days or weeks and then not for a similar period. Depending on market conditions, restoration is expected to take 2 – 3 years to complete, followed by a period of management to get the vegetation established.

Site working hours would be from 7.00am to 6.00pm on Monday to Friday, and 7.00am to 1.00pm on Saturdays. There would be no evening or Sunday working. On average, the work would require 8 HGV loads of material per working day. A maximum of 30 loads would be brought in any one working day. The site access would be on Park Road, as shown on the plan, and all vehicles would travel via the B5102 Llay Road.

Only Moorbridge Construction and other construction or haulage companies would be allowed to use the site, by appointment. The gates will be locked at other times, and the site WILL NOT be open to the public or 'casual' deliveries. Moorbridge Construction will control each load accepted, in strict compliance with an Environment Agency Permit.

I will try to call back in a few days to discuss this proposal. If you have any questions or comments please get in touch with me.

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25.10.1020