

Clare Whiting

From: Matthew Phillips
Sent: 03 April 2017 14:05
To: planning_admin
Subject: FW: P/2017/0165: Maelor Poultry

Agent correspondence

From: Guy Evans [mailto:guyevans@cassidyashton.co.uk]
Sent: 03 April 2017 14:04
To: Matthew Phillips
Subject: RE: P/2017/0165: Maelor Poultry

Matthew

For clarification, the extensions to the building are not to facilitate an increase in production at the facility, they are required to facilitate improved efficiency and working practice of the approved use and to ensure all aspects of the facility are housed internally, e.g. crate storage, washing down area, plant etc..

The facility is to operate within the limits of the approved consent, from a bird number and associated highways (vehicle movements) perspective.

I trust this clarifies the matter.

Regards

Guy

Guy Evans BSc (Hons) MSc MRTPI
Director
Chartered Town Planner



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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 03 April 2017 13:50
To: Guy Evans <guyevans@cassidyashton.co.uk>
Subject: FW: P/2017/0165: Maelor Poultry

Guy,

Please see below from the Community Council. As you will recall both of the previous planning permissions are subject to conditions limiting the output of the facility. The current application does not seek to vary or extend those conditions therefore can I assume that it is still your client's intentions to work to those limits

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Ian Griffiths [<mailto:sesswickcommunitycouncil@outlook.com>]
Sent: 02 April 2017 21:36
To: Matthew Phillips
Subject: Re: P/2017/0165: Maelor Poultry

Dear Mr Phillips,

Thank you for granting an extension to the submission deadline for the above planning application.

Sesswick Community Council wishes to register its concerns over this proposal.

The plans show there will be a considerable increase in the size of the buildings. This suggests an augmentation in productivity and output. This will involve a greater volume of vehicular movements (in and out), which will have an impact on neighbouring homes and on the junction with the A525 road. This is already a potentially hazardous spot for several reasons:

- 1) HGV traffic leaving Pickhill Lane have to occupy both lanes
- 2) traffic from the Wrexham direction have a restricted view of the junction due to a bend in the road
- 3) traffic from Bangor- On- Dee also have a restricted view and many would not expect a vehicle to be on their side of the road.
- 4) The lane on the opposite side of the road from Plas Fron complicates this junction, as four new properties use this junction.
- 5) The 40mph speed limit in force is often not observed by motorists

Yours sincerely,

Ian Griffiths
Clerk
Sesswick Community Council

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 15 March 2017 10:44

To: Ian Griffiths

Subject: RE: P/2017/0165: Maelor Poultry

Ian,

No problem to extend the consultation period for the Community Council until the 3rd of April.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Ian Griffiths [<mailto:sesswickcommunitycouncil@outlook.com>]

Sent: 11 March 2017 14:03

To: Matthew Phillips

Subject: P/2017/0165: Maelor Poultry

Dear Mr Phillips,

Please may I request a two week extension to the above consultation? Would it be acceptable for the council to provide its response by 3rd April?

Members have requested additional time to consider the various aspects of the application.

Yours sincerely,

Ian Griffiths

Clerk

Sesswick Community Council

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