

Dear Sirs

Appeal ref: APP/H6955/A/17/316742

Town and Country Planning Act 1990: Appeal by N & K Elliot (Agriculture) at land north of Cross Lanes roundabout, between Sesswick Way and Bedwell Road, Cross Lane, Wrexham, LL13 0PA

We wish to make the following comments in relation to the above appeal against the refusal of planning permission for the erection of 2 broiler chicken rearing buildings and the associated structures required to support this development.

The reason for refusal makes clear reference to the lack of compliance of the proposal with Policy EC3 of the Wrexham Unitary Development Plan. Locating such a significant development within the proposed location would have a detrimental impact upon the appearance and character of the surrounding landscape which is predominantly pasture and grazing with hedgerow boundaries. The proposed buildings and ancillary structures are of such a scale that it would result in an industrial character and appearance which would be entirely incongruous in this location.

The proposed development does not form part of any existing agricultural or farming complex and it does not appear, from the information available on the Council's online Planning Application Search facility, that the applicants have provided any justification to demonstrate a need for such a large scale development in this location nor any evidence that alternative locations, such as on the nearby Wrexham Industrial Estate, have been considered by the applicants.

In addition, there does not appear to be any thorough assessment of the impact of odour and noise generated from such an intensive form of farming and we are very concerned that the proposed development and the way it is operated would significantly impact upon our current residential amenity and our ability to enjoy our property and garden.

We therefore respectfully request that appeal be dismissed as contrary to local planning policy.

Paul & Sian Croston

7 Fern Close

Cross Lanes

Wrexham

LL13 0RZ