

Planning Application For The Erection OF A Barn Egg Laying Unit With Feed Bins, Hardstandings, Access Track & Alterations And Alterations And Upgrading Of Existing Access Onto Talwrn Road (P/2014/0372)

I am writing to object to the above application at Talwrn Road on the following points: -

- 1, The development is contrary to the Welsh Assembly's own recommendations that any development should be more than 400 metres away from a dwelling when in fact the proposed development is only 175 metres away.
- 2, Being less than half the recommended distance away from the closest dwelling suggests there will be an unacceptable level of odour, noise, dust vehicle movement and vermin to residents, but not to the farm house it self!
- 3, According to the Hurleston Partnership who have acted on behalf of the application, it says on their own website that "such developments are more appropriately located on allocated industrial/commercial sites"
- 4, CADW have stated that they believe it will have an impact on numerous sites of importance including a visual impact on Offas Dyke.
- 5, There could be a minimum amount of 40 HGV movements a day, 4 per hour on a sub- standard road which has many cyclists as well as school Children walking to and from school. The Wrexham Council stated in 2013 that the roads were substandard and unsuitable for use by HGV's in addition to this the access to the farm is on a bend which restricts ones views of oncoming traffic and falls short of the minimum requirements for safety. This bend also suffers with flooding because no flood risk assessment was carried out when work was undertaken on the adjoining fields. I notice that no flood risk assessment has been carried out with regard to this development.
- 6, According to the applicant there have been 8 recorded collisions in the last year, in fact there have been many more accidents including a truck being stuck on the bend of Talwrn Road, a car veering out of control into 'Hafod' smashing into the fence which would have caused a fatality if someone was gardening, as well as an over turned vehicle actually landing in the field belong to the applicant. This last weekend a car travelling on the very bend in question overturned and was extensively damaged.
- 7, In this local area there is a scrapyard which has regular fires as well as the toxic Llwyneinion "Lagoon" which remains a threat to all of us in the neighbourhood.
- 8, There is no social or economic benefit from the project on the local community.
- 9, Great crested newts are believed to be on the site. An up to date survey needs to be conducted on this site for environmental and ecological purposes.
- 10, Ian Pick acting on behalf of the applicant has even said in an interview with Farmers Weekly in May 2014 that such developments should be at least 400m away from residential dwellings. A contradiction to his application.
- 12, There are at least two watercourses within the curtailage of this proposed development which run into the brook at Pentre Bychan the effect of this on the ecological system has not been measured or considered.

Aled Thomas Davies 10/02/15