

ABENBURY COMMUNITY COUNCIL

CYNGOR CYMUNED ABENBURY

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF103NQ

6th June 2021

Dear Sir/ Madam

Planning Inspectorate reference Number: H6955/A/21/3271810

Re: P/2020/0363 Land west of Sesswick Way, Marchwiell, Wrexham. Glasshouse with Packing Facility and Offices, Energy Centre, Recovery Plant and Reservoirs.

I am writing on behalf of Abenbury Community Council regarding the opportunity to comment on the proposal outlined above as part of the Section 78 Appeal process. The Council has considered this matter at its recent meeting and wishes to reiterate its concerns as follows:

The Application will be outside the settlement area for the Industrial Estate, and the planned area will be accessed through land and entrances owned by Welsh Water as a sewerage works. It is believed the proposed development will add considerably to the number of vehicles and road issues associated with this stretch of road. This will impact on the residential areas nearby and on the traffic through the industrial Estate nearby.

In particular the concern is that the Cefn Road on which the entrance would be situated, is at this point subject to a bend in either direction and therefore visibility is much reduced. The vehicles accessing this site will be large and will be in addition to the lorries already accessing the sewerage works next door. This is essentially a rural road in aspect although it is one of the access points to the nearby Industrial estate. The concerns raised by the Highways Authorities are therefore supported and reiterated.

The Cefn Road is prone to flooding and becoming impassable for traffic. That being so there is also a concern that any works carried out to mitigate flooding would have a knock-on effect further downstream to the river Clywedog and the residential areas that sit alongside it.

Any detailed plan would need to account for how and to what capacity the rainwater runoff would be dealt with as there is the potential, given covering the hectareage proposed to be covered, that water would run off elsewhere, potentially adding to the problems of flooding on the Cefn Road and the A525, and to the river Gwenfro beyond.

Further concerns are around wildlife in the area. In the vicinity of Marchwiell and Abenbury and nearby areas there is a designated nature reserve, and the potential effect on the ecology would need to be looked into thoroughly. The proposal would add artificial light pollution and noise to the area. This needs to be addressed and the impact reduced. Current proposals do not appear to have done so sufficiently.

Yours sincerely

SJ Baxter

S. Baxter Clerk to Abenbury Community Council

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