

# Sesswick Community Council

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Wrexham

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22<sup>nd</sup> April 2024

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22<sup>nd</sup> April 2024

David Fitzsimon

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Planning Department

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**Subject: Formal Objection to the Granting of Lawful Development Certificate for Maelor Works, Cross Lanes, Wrexham, LL12 0UW**

Dear Mr. D. Fitzsimon,

I am writing in my capacity as the Clerk of Sesswick Community Council (SCC) to formally lodge an objection against the prospective issuance of a Lawful Development Certificate for the Maelor Works situated at Cross Lanes, Wrexham, LL12 0UW. Following extensive consultations with Council Members, residents, and stakeholders within the local community, SCC is unequivocally opposed to the grant of such a certificate, contending that its approval would precipitate adverse consequences on the surrounding environment and the quality of life for residents in the vicinity.

In adherence to the requisite standard of furnishing substantiated factual evidence, SCC hereby presents the following apprehensions and observations for your perusal:

## **1. Applicants' LDC Supporting Statement by J10 Planning:**

Upon scrutinizing the documentation submitted for the 2023 application vis-à-vis the report dated March 2023 in comparison with the version dated February 2024, it is discernible that only one modification has been effectuated, namely, the inclusion of a third-party statement pertaining to occupancy. SCC maintains that the applicant has failed to adequately address the concerns articulated in your objection letter SES P/2023 / 0120 dated 21/12/2023, for the ensuing reasons:

- a) The absence of a comprehensive roster delineating all businesses purportedly in long-term occupancy, encompassing lease commencements, alterations, or terminations.
- b) The conspicuous absence of signage at the site entrance on the B5130, indicative of any businesses aside from Wales and West Utilities and FloGas. Considering the purported continual utilization of the site, the erection of signage would have been expected. (Refer to Photo 1: FloGas; Photo 2: Wales and West).

## 2. Occupancy:



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notable disparity exists between the representations proffered in the application regarding sustained multifaceted usage and those espoused by SCC Members and residents:

- a) The evidential basis concerning occupancy levels is elucidated within the promotional materials of two distinct agents, one advertising 3 units and available parking land, while the other advertises 8 Units and land. This incongruity is significant. Additionally, evidence gleaned from Google Maps delineates both occupied spaces and those overrun by vegetation, indicating a lack of utilization. (Refer to Attachments 1 and 2: BC Real Estate and BA Commercial).

## Aerial Photo

- b) The Google Maps photo (current) denotes businesses with a Google presence, thereby listing them; however, it provides no indication of occupancy commencement, commensurate with the dearth of evidence in the 2023 application. The image also highlights substantial expanses of unoccupied, overgrown land, debunking the applicant's claims of continuous usage.

As a



comparison the aerial photo from BC Real Estate shows the area to the North does not

have any buildings on site compared with the previous picture which now has buildings

which SCC have never seen a Planning Application for. It appears there has been the

erection of budlings on site without appropriate Planning Permission.

In respect to the BA Commercial photo below whilst this is showing the overgrown elements of the site for which it now appears that a new hard standing /foundation has been installed (indicated by orange line).

BC
REAL ESTATE

TO LET

Maelor Works, Marchwiel, Wrexham, LL13 0EW

Up to 13 acres available to rent

In respect to the BA Commercial photo below whilst this is showing the overgrown elements of the site for which it now appears that a new hard standing /foundation has been installed (indicated by orange line).

UNITS & YARDS, MAELOR WORKS,  
MARCHWIEL, WREXHAM, LL13 0UA

BA Commercial  
Chartered Surveyors  
01244 351212

Connecting spaces,  
people and ambition

### 3. Planning:

Upon comparative analysis of the three images, it becomes apparent that developmental activities have transpired on the site, particularly concerning the erected buildings. Notably, a retrospective Planning Application 2023/0422 for a B8 building remains pending, alongside application 2016/0882. These applications, collectively, fail to account for the extent of building development witnessed.

- a) The absence of a comprehensive site plan encompassing extant and prospective developments precludes the permissibility of granting a Lawful Development Certificate at this juncture.
- b) This lacuna is further compounded by the non-submission of a plan addressing all facets of land contamination, which could identify areas unsuitable for current or future development.
- c) The WCBC Planning site fails to catalog all site-related applications or outstanding applications for land clearance and new construction.

#### 4. Health and Safety:

The Health and Safety Executive's response to application 2023/0422 exclusively references underground pipes belonging to Wales and West Utilities, disregarding above-ground gas storage tanks owned by FloGas. While a 'blast wall' adorns one elevation, its coverage does not extend to the entire site.

- a) The current and prospective planning applications appear remiss in assessing the risk factors associated with this site section and its ramifications on development during the stipulated utilization period.

#### 5. Pollution:

The site harbors potential environmental repercussions owing to the absence of a formal mitigation plan addressing known pollutants stemming from prior industrial activities in gas production and munitions. Uncontrolled pollution risks to both land and atmosphere are exacerbated during material relocation within or beyond the site perimeter.

- a) Photo 6 depicts signage at the site entrance leading into a watercourse, indicative of known contaminants. The lack of a mitigation plan poses a significant hazard to residents and visitors alike.



Photo 6

The lack of a plan in place to mitigate the identified dangers is potentially a high risk issue for residents and visitors to the area.

#### 6. Waste Transfer Legislation:

Ningbo Walking Floors, operating large articulated vehicles from the site, specializes in "expert haulage to the waste and recycling sector."

- a) Community apprehensions regarding the nature of transported materials through their locale necessitate elucidation. Have hazard assessments been conducted to ensure minimal impact on residents?

- b) These considerations merit due attention when adjudicating the applicant's request for a Lawful Development Certificate.

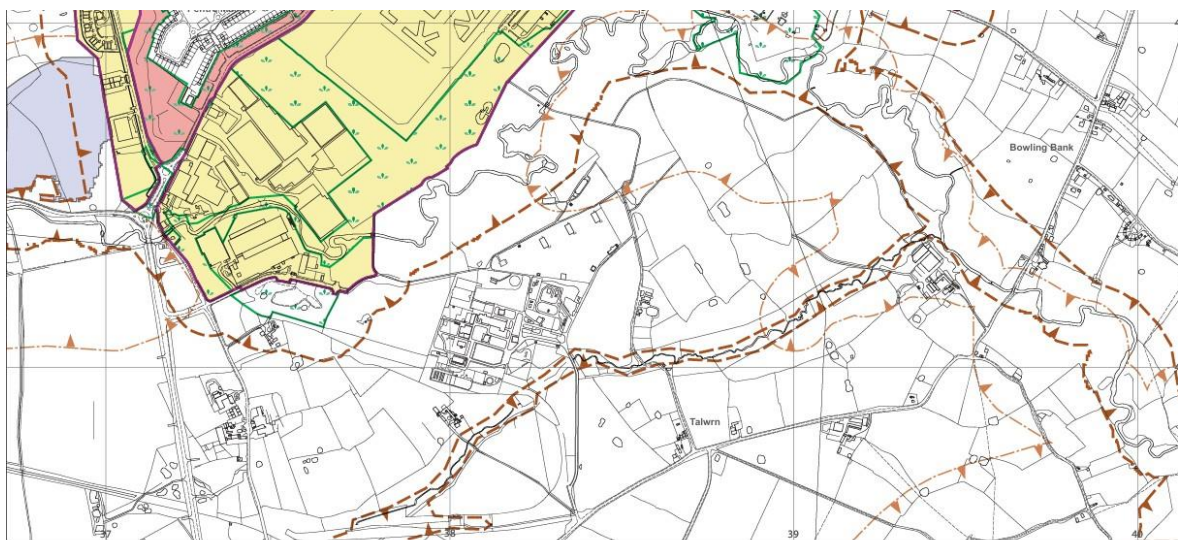
## 7. Traffic Flow, Noise, and Environmental Impact:

SCC expresses concerns regarding escalated traffic volume and weight levels, adversely affecting residents along the B5130 and pedestrians.

- a) An air quality assessment is imperative to gauge emissions from heavy vehicles, particularly at stationary points like traffic lights at the B5130 exit, posing a substantial risk to air quality in the Cross Lanes vicinity.
- b) The 'B'-class road leading to the site is likely inadequately equipped to withstand regular heavy vehicle usage, exacerbating road surface degradation and drainage issues, thereby jeopardizing road user safety.

## 8. Local Development Plan

The area covered by the application is not within the adopted Local Development Plan designated for employment. A granting of a LDC is against WCBCs own adopted Plan defining development locations across the County Borough multiple planning application appeals.



Map Cynigion / Proposal Map, Mewnosodiad / Inset 3. Stad Ddiwydiannol Wrecsam / Wrexham Industrial Estate

### Nodiadau Map Mewnosodiad / Inset Plan Notation

- Ardal Gyflogaeth / Employment Area - SP2, SP8, SP9, EM1, MW6, EM2
- Safle Strategol Allweddol 3 (SSA3) Cyflogaeth / Employment Key Strategic Site 3 (KSS3) - SP10, EM6
- Ardal Tirwedd Arbennig / Special Landscape Area - NE5, SP14
- Lletern Las / Green Wedge - SP6
- Parth Clustogi Tai Pentre Maelor a SSA3 / Pentre Maelor and KSS3 Residential Buffer - EM6
- Rhwydwaith Ecologol Strategol Ystad Ddiwydiannol Wrecsam / Wrexham Industrial Estate Strategic Ecological Network - SP9

- Ardal Diogelu Tywod a Graean / Sand and Gravel Safeguarding Area - SP16, MW1
- Ardal Chwilio Lleol - Datblygiad Ynni Solar / Local Search Area - Solar Energy Development - RE2
- Ardal Eithrio Echdyniad Mwynau Di-Ynni / Non - Energy Mineral Extraction Exclusion Area - SP16, MW3

Graddfa / Scale 1:10000  
G/N



Mabwysiedig Rhagfyr 20 2023 / Adopted December 20 2023

Plan from approved LDP December 2023.

[Wrexham County Borough Council - Adopted Wrexham Local Development Plan](#)

[objective.co.uk](http://objective.co.uk) Map 3 In Summary:

- The applicant's failure to furnish substantive evidence indicative of compliance with requisite legislation renders the grant of a Lawful Development Certificate untenable.
- Absence of evidence demonstrating the applicant's redressal of WCBC-raised issues from the 2023 refusal decision further compounds the objection.
- The presence of businesses potentially non-compliant with extant legislation poses an impediment to continuous usage.
- A myriad of environmental and social concerns portend a deleterious impact on the SCC community.
- Breaches of Planning Regulations necessitating retrospective applications are a cause for concern.

SCC urges the Planning Department to judiciously weigh the long-term ramifications of certificate issuance. While ostensibly meeting technical prerequisites, development compatibility with the locale and its impact on community well-being necessitate rigorous scrutiny.

In conclusion, SCC respectfully implores the Planning Department to meticulously review this objection, taking cognizance of Council and resident concerns. The decision pertaining to the Lawful Development Certificate issuance for Maelor Works must prioritize community welfare and ensure sustainable development for posterity.

Thank you for your attention to this matter. SCC eagerly anticipates your response regarding the resolution of this issue. Yours sincerely,



John Gallanders

Clerk: Sesswick Community Council