

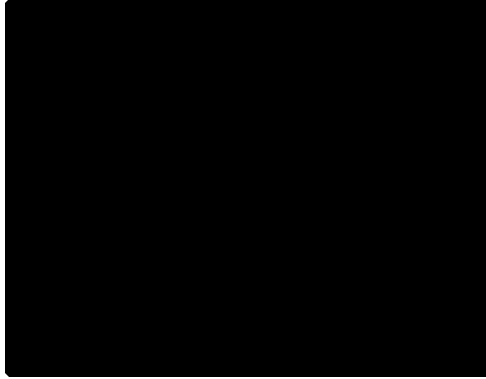
Subject: Maelor Foods

From: [REDACTED]

Date: 09/09/2022, 10:59

To: simon.baynes.mp@parliament.uk

CC: "Skates, Ken (Assembly Member)" <Ken.Skates@assembly.wales>, [REDACTED]



Rt. Hon. Simon Baynes MP

6 September 2022

Dear Simon,

Thank you for your email of 23 August relating to Maelor Foods. [REDACTED] met you at the Marchwieli village Hall earlier that month at which you met a few residents.

We have three concerns:

1. Very few people in this area seem to know of this sort of development and lack of comment could be interpreted as acquiescence or even support which is not necessarily the case. We hoped that you could write to your constituents in the affected post code areas as that would bring this matter to the attention of residents more effectively than email.

We did not know for example of the £50M greenhouse scheme approved on appeal only one mile away from us.

2. We have a general concern that local democracy does not work. Wrexham Council and the Planning Dept, decisions are frequently over-ridden by Cardiff to the point that WCBC will be reluctant to challenge applications from developers knowing:

- (a) the track record of Planning appeals and
- (b) their liability for costs should an appeal be successful.

The previous expansion proposal by Maelor foods is a case in point when having secured the earlier consent despite assurances from the company to WCBC that they did not plan to expand capacity from 400,000 birds to 1 million birds which they then did but only after the Planning Inspector overturned a rejection by WCBC.

The Welsh government has a number of Technical Advice Notes (TANS) supposedly to guide planning decisions. These seem to be ignored or applied selectively to the detriment of the residents of Wales. TAN18 covers transport and Section 6 relates to walkers and cyclists, yet now as a result of planning

decisions over the last 30 years we can no longer safely walk or cycle on our own road
Section 8.12 states (and I have paraphrased this) that:

- Development which attracts substantial movements of freight should be located away from residential neighbourhoods and
- Development plans should identify and allocate sites which have direct access to the trunk or principal road network
- and they need to strike a balance between the need to protect the vitality of the local economy and the overall quality of life for local residents

Section 2.3 sets out a number of requirements including:

- that new development to be located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;
- major alterations to existing developments to include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management
- the location of development should be near to other related uses
- good quality design of streets that provide a safe public realm and a distinct sense of place;

I could go on but the point is that even with Guidance suggesting that the role of Planning should improve the area / environment / quality of life for the residents of Wales that does not happen, like much that the Welsh Government is responsible for the reality is that things become worse and peoples views are ignored. It is no wonder that there is a degree of apathy if not despair.

3. Our concern about any proposal to increase capacity at Maelor Foods from 1 to 2 million birds is the same as our concerns at the last increase. I submitted a written response which I attach. Our overriding concern is one of traffic, a doubling of transport of chickens to the factory, finished product and more cleaning, staff and ancillary traffic. Because of a failure to do anything about roads from the South of the Industrial Estate, ideally directly to the A483 we find much of this traffic travels on the unsuitable B5130 between Crosslanes and Cock bank. Maelor Foods traffic is joined by Prison traffic and other businesses. The Maelor Foods activity should not be taking place at their current site, it is not on the Industrial Estate and has poor road access. Maelor foods will exaggerate the difficulty and cost of relocation to a better site on the Industrial Estate itself,

[REDACTED] Such relocation would be supported by residents especially if traffic accessed the site from the North on the new road infrastructure. A relocated site would comply with much of the TAN guidance and would show some understanding, even sympathy for residents in a rural location wanting to enjoy the residential amenity that they are entitled to.

I do hope that you are able to influence Maelor Foods before they are drawn too deeply into a contested and expensive Planning process that is biased against residents.

Yours sincerely

[REDACTED]

attached: copy of last submission

Copies to [REDACTED]

Ken Skates MS

— Attachments: —

Maelor foods 2.pdf

[REDACTED]