

From: Dave Metcalfe <pkcgroup@hotmail.co.uk>

Sent: 06 March 2019 08:04

To: Leader; Mark.Pritchard@wrexham.gov.uk; hugh.jones@wrexham.gov.uk;

Ian.Bancroft@wrexham.gov.uk; Steve Bayley

Cc: Becky Lowry; Steve Plack; kevin.hughes@wrexham.gov.uk;

Julie.Sharman@canalrivertrust.org.uk; Cheryl.Blount-Powell@canalrivertrust.org.uk;

stuart.mills@canalrivertrust.org.uk; lynda.slater@canalrivertrust.org.uk;

liz.carding@wrexham.gov.uk; sue.mills@wrexham.gov.uk; ianbiggs@eastman.com; Hampson,

Stephen; Stephen Convill; snwest@eastman.com; wjjurkojc@btinternet.com; Howard Sutcliffe;

Karen Weaver; Cefn Mawr Community Council; Rondo Roberts ; Chris Hayward;

pete@thetownsquare.co.uk; victoria@thetownsquare.co.uk; carl.turner@businesswales.org.uk;

Clive Barnard; malcolmiharrison@gmail.com; hrhelpdesk@princes-trust.org.uk;

hugh.jones@wrexham.gov.uk; chief@avow.org; Alison Powell; Aydin Zorlutuna; Shand, Alec; Shand,

Alec; michael@limbrey.net; Geraint Coles; The Inland Waterways Association;

Ken.Skates@assembly.wales; Goodban, David (Staff Cymorth Aelod Cynulliad | Assembly Member

Support Staff); Isherwood, Mark (Aelod Cynulliad | Assembly Member);

valerie.ellis@assembly.wales; susan.jones.mp@parliament.uk; susan.jones.mp@parliament.uk;

dyfan.morris@parliament.uk; Terry Evans; tony-partridge@hotmail.co.uk;

sophie.howe@futuregenerations.wales; Future Generations Commissioner for Wales;

Correspondence.Edwina.Hart@Wales.gsi.gov.uk; christopher.richards6@wales.gsi.gov.uk;

minister.for.heritage@wales.gsi.gov.uk; lesley.griffiths@assembly.wales;

wyn.roberts@wales.gsi.gov.uk; dyfan.morris@parliament.uk;

Mabon.ApGwynfor@denbighshire.gov.uk; rob@wrexham.com; darryl@wrexham.com;

stevebagnall@dailypost.co.uk; rory.sheehan@newsquest.co.uk; harry.wright@newsquest.co.uk;

liam.gotting@newsquest.co.uk; jessica.farrington@newsquest.co.uk;

scott.murphy@newsquest.co.uk; gwyn.griffiths@newsquest.co.uk; paul.gothorp@nwn.co.uk;

maureen.garston@nwn.co.uk; newsdesk@walesonline.co.uk; sion.barry@walesonline.co.uk;

steffan.rhys@walesonline.co.uk; postnews@mediawales.co.uk; sion.pennar@bbc.co.uk;

haveyoursay@bbc.co.uk; northnews@bbc.co.uk; Brendon.Williams@bbc.co.uk;

sara.nuwar@itv.com; jo.farrelly@itv.com; jrichardson@mortons.co.uk; newstips@usatoday.com;

customer.services@tnlcommunityfund.org.uk; complaints@national-lottery.co.uk;

enquire@hlf.org.uk; info@unep-wcmc.org; IUCNEMAIL; secretariat@icomos.org; oci@iccrom.org;

Allan Forrest; Denise Garland; Derek Wright; Rhodri Thomas; Goodban, David (Staff Cymorth Aelod

Cynulliad | Assembly Member Support Staff); Isherwood, Mark (Aelod Cynulliad | Assembly

Member)

Subject: Re: Ebenezer Update & Continuing Deliberation.....

Dear WCBC Senior Management,

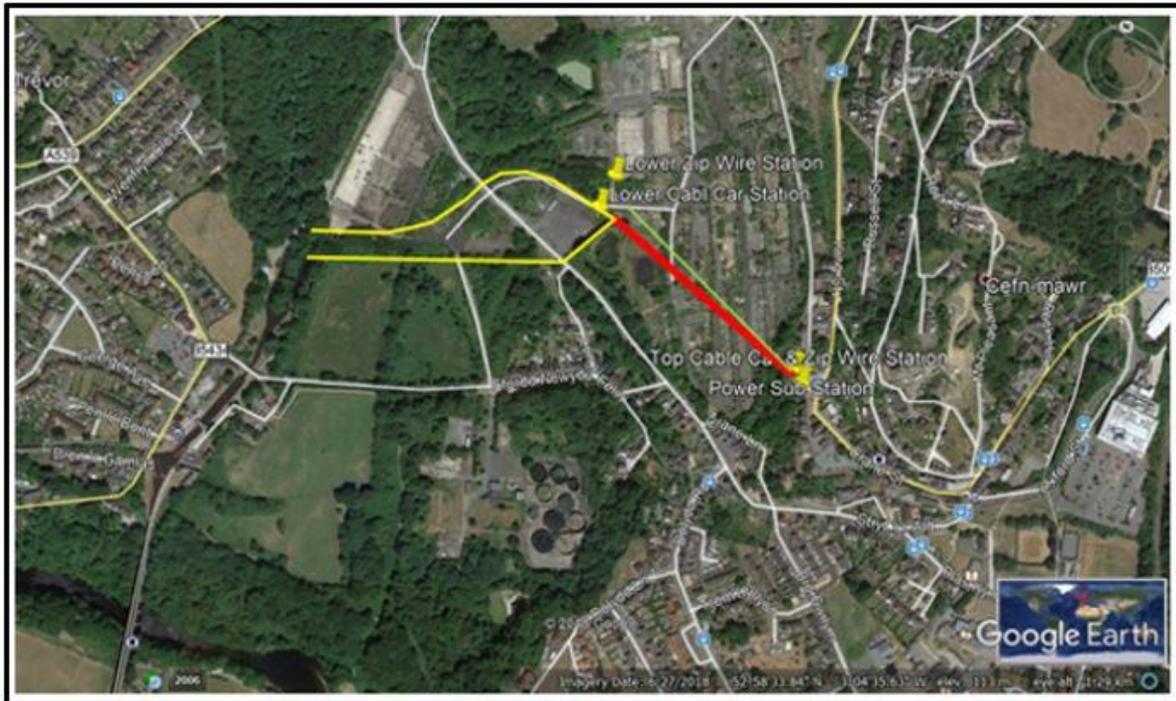
We are now waiting on your decision regards the disposal of the Ebenezer.

We believe that we have most probably made WCBC the highest offer for the building at £200K, twice the asking price, therefore based solely on this alone you should be seeking to work with us for the economic regeneration of our community. Further to this we have sent you clear proof that you do not have to seek the highest offer if an offer is made that will benefit the community which our intentions are clearly for.

However, we are not aware of the other offers, or what their intended use of the building will be, since WCBC has not been forthcoming with information although "Transparency" is claimed. To be

frank as this email trail proves all we have seen so far from WCBC are fancy words and quoted council procedure which is not enlightening or helpful. This email trail clearly proves this.

For you reference on our intentions and to yet again put the cards on the table from our side we include the below text which will be on the next back page of our community news and will be posted on our website:



We have been pursuing the concept of a cable car system (Red) to link Cefn Mawr Village Centre via the Crane to WBG, Windborne Gateway Parking (yellow) and backed up by Zip Wires (Green). Installation of such a system with the correct road signage and traffic management can increase the visitor count from 330,000 a year at the aqueduct to 500,000. The Cable Car and Zip Wires acting as a Tourist Attraction and Urban Transport system would provide significant foot fall into our village centre where it will be necessary to reopen the Ebenezer as an Arts & Visitor Centre for the Cefn & Cefn Mawr, as you may have seen in the papers.

We cannot tempt tourists onto the Cable Car with the offer of a couple of pints in the Holly Bush Inn! Yes, we have a vested Interest in making this happen. Our pub will only do as well as the community that surrounds it, so the more we can do for our community, the better it will be for our pub. We estimate 30 jobs split between the WBG, Cable Car & Zip Wires and the Ebenezer as an Arts and Visitor Centre for the Cefn & Cefn Mawr at the centre of the Pontcysyllte World Heritage Site (WHS) corridor.

If WCBC & partners will work with us for the inclusion of our community in the WHS to bring tourism on a commercially viable basis to our village centre this will take approximately 2 years to complete. This will give all our local shop keepers time to prepare for a large influx of people which will stimulate growth and economic regeneration, which has currently stalled. With increased business activity in our village centre this will no doubt raise the employment opportunity available in the retail sector, hence more jobs again.

The significant finance for this project will be found through a combination of private investment, bank loans and whatever grant funding we can secure. However, to make all this happen we need WCBC, CRT & partners to work with us for the Economic Regeneration of our community through Sustainable Tourism Development. So, let's hope they do. We can have a better future if we want it and try for it.

Regards, David Metcalfe, Cefn Community Councillor & Dee Valley AONB Champion.

SO PLEASE LET US KNOW IF YOU WANT TO WORK WITH US FOR THE ECONOMIC REGENERATION OF OUR COMMUNITY?

Regards,

Dave,

Cefn Community Councillor & AONB Champion

David & Iona Metcalfe,
Fron House,
Canal Side,
Froncysyllte,
LL20 7RB,

Tel: 01691 239 644

Tel: 07796 260 666 & 07515 915 020

www.pkcgroup.wales

www.fronhouse.co.uk

From: Dave Metcalfe <pkcgroup@hotmail.co.uk>

Sent: 25 February 2019 12:48

To: Leader; Mark.Pritchard@wrexham.gov.uk; hugh.jones@wrexham.gov.uk; Ian.Bancroft@wrexham.gov.uk; Steve Bayley; Becky Lowry; Allan Forrest; Denise Garland; Steve Plack; kevin.hughes@wrexham.gov.uk; Julie.Sharman@canalrivertrust.org.uk; Cheryl.Blount-Powell@canalrivertrust.org.uk; stuart.mills@canalrivertrust.org.uk; lynda.slater@canalrivertrust.org.uk; liz.carding@wrexham.gov.uk; sue.mills@wrexham.gov.uk; ianbiggs@eastman.com; Hampson, Stephen; snwest@eastman.com; wjjurkojc@btinternet.com; Howard Sutcliffe; Karen Weaver; Cefn Mawr Community Council; Derek Wright; Rondo Roberts ; Chris Hayward; pete@thetownsquare.co.uk; victoria@thetownsquare.co.uk; carl.turner@businesswales.org.uk; Clive Barnard; Rhodri Thomas; malcolmharrison@gmail.com; hrhelpdesk@princes-trust.org.uk; hugh.jones@wrexham.gov.uk; chief@avow.org; Alison Powell; Aydin Zorlutuna; Shand, Alec; michael@limbrey.net; Geraint Coles; The Inland Waterways Association; Ken.Skates@assembly.wales; Goodban, David (Staff Cymorth Aelod Cynulliad | Assembly Member Support Staff); Isherwood, Mark (Aelod Cynulliad | Assembly Member); valerie.ellis@assembly.wales; susan.jones.mp@parliament.uk; susan.jones.mp@parliament.uk; dyfan.morris@parliament.uk; Terry Evans; tony-partridge@hotmail.co.uk; sophie.howe@futuregenerations.wales; Future Generations Commissioner for Wales; Correspondence.Edwina.Hart@Wales.gsi.gov.uk; christopher.richards6@wales.gsi.gov.uk;

minister.for.heritage@wales.gsi.gov.uk; lesley.griffiths@assembly.wales;
wyn.roberts@wales.gsi.gov.uk; dyfan.morris@parliament.uk;
Mabon.ApGwynfor@denbighshire.gov.uk; rob@wrexham.com; darryl@wrexham.com;
stevebagnall@dailypost.co.uk; rory.sheehan@newsquest.co.uk; harry.wright@newsquest.co.uk;
liam.gotting@newsquest.co.uk; jessica.farrington@newsquest.co.uk;
scott.murphy@newsquest.co.uk; gwyn.griffiths@newsquest.co.uk; paul.gothorp@nwn.co.uk;
maureen.garston@nwn.co.uk; newsdesk@walesonline.co.uk; sion.barry@walesonline.co.uk;
steffan.rhys@walesonline.co.uk; postnews@mediawales.co.uk; sion.pennar@bbc.co.uk;
haveyoursay@bbc.co.uk; northnews@bbc.co.uk; Brendon.Williams@bbc.co.uk;
sara.nuwar@itv.com; jo.farrelly@itv.com; jrichardson@mortons.co.uk; newstips@usatoday.com;
customer.services@tnlcommunityfund.org.uk; complaints@national-lottery.co.uk;
enquire@hlf.org.uk; info@unep-wcmc.org; IUCNEMAIL; secretariat@icomos.org; oci@iccrom.org

Subject: Ebenezer Update & Deliberation.....

Ebenezer Update & Deliberation.....

Dear All,

We hope you have all had a good weekend, our grandchildren were round, and it was noticeably busy on the canal and at Trevor Basin again even for this time of year, must have been the good weather. Maybe global warming will do us good, more sun brings more people out and about visiting our area which can be good for us if managed correctly.

WCBC are now deliberating over what to do since withdrawal of the Ebenezer from Auction last week. They now have the difficult decision of what to do, follow the FGA 2015, WPP, their own proposed LDP2 and the newly drafted Pontcysyllte WHS Management Plan to include our community, the Cefn & Cefn Mawr for Economic Regeneration through Sustainable Tourism Development or something else?

We do not know for certain since we have not been informed as to what other offers had been made, but we do believe that we made an offer in excess of all others at twice the asking price prior to the auction 19th. WCBC then withdrew the Ebenezer from auction and set a later date the 24th to see if they could secure a higher bid? This would then indicate that our economic regeneration can be written off for a very small amount of financial gain for WCBC, which again does not look good for WCBC or our community.

Fortunately, they have apparently asked the Heritage Lottery Fund to help in the process of deciding what to do. Since the HLF provided the £1.5M spent on the Ebenezer to restore it as a Community Facility and lead the economic regeneration of our community we are hoping that they will see fit to work with us for just that purpose.

We are now waiting on the outcome of this deliberation and as soon as we know we will let you all know as well.

Let's hope for the best, for our Community and the whole of the WHS.

As a small technical point, WCBC are not obliged to specifically take the highest bid, please see attached document where the emphasis is on community economic regeneration, not maximum gain for the council.

Regards,

Dave,

Cefn Community Councillor & AONB Champion

David & Iona Metcalfe,
Fron House,
Canal Side,
Froncysyllte,
LL20 7RB,

Tel: 01691 239 644

Tel: 07796 260 666 & 07515 915 020

www.pkcgroup.wales

www.fronhouse.co.uk

From: Dave Metcalfe <pkcgroup@hotmail.co.uk>

Sent: 21 February 2019 12:21

To: govannonconsult@hotmail.com; nathan@notcon.co.uk; desnjan43@btinternet.com; a.braddock@hotmail.co.uk; info@plas-madoc.com; cosycat@cool4catz.plus.com; sophie.howe@futuregenerations.wales; commissioner@futuregenerations.wales; malcolmharrison@gmail.com; hrhelpdesk@princes-trust.org.uk; customer.services@tnlcommunityfund.org.uk; complaints@national-lottery.co.uk; enquire@hlf.org.uk; Cillian Murphy; info@unep-wcmc.org; mail@iucn.org; secretariat@icomos.org; oci@iccrom.org; leoedwards@outlook.com; R Thomas; Dave Metcalfe; sara.nuwar@itv.com; jo.farrelly@itv.com; jackie.allen60@yahoo.co.uk; maggierowlands@talktalk.net; wattsval@yahoo.co.uk; karen.harris@wrexham.gov.uk; fillcox@yahoo.co.uk; J.Dunne@liverpool.ac.uk; apattison@clara.net; r.a.paxton@hw.ac.uk; michaelledwards41@gmail.com; karenedwards1@live.co.uk; glengarreg@gmail.com; Sion Pennar

Subject: FW: Post Ebenezer Auction (19th) and WHS Management Planning Consultations 2019 - 2029

Dear All,

A lot has happened over the past few days and here is a resume of such.

Withdrawal of Ebenezer from Auction:

WCBC withdrew the Ebenezer from the auction on the 19th which enabled us to attend the WHS consultation at the Chapel Tea Room in Trevor. From the News article on WCBC own News Site it would appear that they are now seeking advice from the National Lottery with regards to the disposal of the Ebenezer, and as previously said all bids have to be in by 1200 to day along with an explanation of what the intended use of the building will be.

Our bid continues at twice the stated asking price of WCBC at £200K and the intended use of the building will be to act as a leading facility for the economic regeneration of our community at the

centre of the Pontcysyllte WHS Corridor. We intend to reopen it as an Arts and Visitor Centre for the Cefn & Cefn Mawr, which will be funded by the revenue generated from the Cable Car and Zip Wires running between the Windborne Gateway Parking area and the Crane in Cefn Mawr Village Centre.

With the correct management of the very high visitor count to the aqueduct this is a very viable option. For instance, we are looking to develop links with Zip World who I am sure you are all well aware of. They are seen as a great success and their total annual visitor count as quoted by them is 400,000, for last year after five years of hard work. Well we here at the central section have Pontcysyllte WHS have a visitor count in excess of 400,000 to start with, so for all the doubters out there have a good think.

Therefore, we as a small voluntary group representing our community for sustainable tourism development need WCBC and Partners such as CRT etc. to work with us to make the Ebenezer a viable proposition for our community, the WHS Corridor and the County of Wrexham.

So, we ask once again for WCBC and partners to work with us for the economic regeneration of our community through Sustainable Tourism Development. Something which is not currently happening in the WHS in general.

Please note that Pugh Auctions are clearly included in this email before the dead line of 1200 for the fourth time as per WCBC repeated requests. Pugh Auctions have clearly been informed 4 times of our offer to WCBC.

Previous Email Trail:

Dear All, I have loaded the previous email trail leading up to the withdrawal of the Ebenezer from Auction by WCBC on our website and you can down load it by following this link:

<https://www.plaskynastoncanalgroup.org/cefn-mawr/ebenezer/>

The email trail forms a very powerful document and contains a lot of useful information, references and links that we have found as we have gone along thanks to the helpful input of everybody. Unfortunately, we have not had time to update the Ebenezer Story but will do so when we can for the recent events.

We have had to do this as the email trail was becoming very difficult to manage because of its size and complexity, outlook was starting to refuse it!

Post Pontcysyllte WHS Management Plan 2019 -2029 Consultations:

Firstly, I would like to say thankyou to Alec and his team for being there and trying to answer all the questions raised, even though the notice for such was very short. We are hoping that Alec and Arcadis will be relating to their employers, our respective local authorities and the CRT etc that the communities in the WHS are feeling left out and need more positive input to the WHS Planning and decision-making process.

After attending these consultations at Trevor, Lion Quays and Cefn Mawr several people have expressed the same feelings from the entire length of the WHS, from Gledrid & Chirk, Cefn Mawr

and on to Llangollen, that we should form an independent body that represents all the communities along the WHS corridor, to try and ensure we are not ignored and left out.

For a prime example of segregation from the WHS, there is no need to look any further than our current battle with WCBC to work with us for the economic regeneration of our community, in one of the highest visitor count areas in North East Wales!



WHS Management Plan 2019 – 2029 Consultation in the best library in Wrexham at Cefn Mawr.

PS we also made SC4 News last night at 2100.

Also, my apologies at having to split this email as there was the 1200 deadline.

Regards,
Dave,

Cefn Community Councillor & AONB Champion

David & Iona Metcalfe,
Fron House,
Canal Side,
Froncysyllte,
LL20 7RB,

Tel: 01691 239 644

Tel: 07796 260 666 & 07515 915 020

www.pkcgroup.wales

www.fronhouse.co.uk