

Ellie Jones

From: planning_admin
To: Gwyn Humphreys
Subject: RE: P/2023/0497 - Land north of Bryn Lane, Wrexham Industrial Estate.

From: Sean Hanratty
Sent: 08 December 2023 16:19
To: Gwyn Humphreys
Subject: P/2023/0497 - Land north of Bryn Lane, Wrexham Industrial Estate.

Gwyn

I refer to CBRE's response dated 14 November 2023 relating to my comments on the above application.

I am pleased that the applicant has agreed to replace existing stiles with gates and also to address mud and puddles adjacent to the stile where Isycoed footpath 6 enters the site.

I also welcome the proposal to maintain a 1.5 metres strip along Isycoed 6 and Holt 26 within the site (although just for the avoidance of doubt the statutory widths in schedule 12A of the Highways Act 1980 only apply for the purposes of reinstatement following disturbance and encroachment, for example ploughing and cropping).

I note the applicant's security concerns regarding footpaths through the site however, whilst there appears to be agreement regarding a link between Holt 25 and Holt 26 (which if added to the definitive map will provide users with certainty as to their rights), I'm not sure how the public would be stopped from using the internal path between its junction with Isycoed 6 and Ridley Wood Road. Just to be clear, we are only asking for dedication of these two sections of path, rather than all paths within the development.

Regards

Sean

Sean Hanratty

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