

Oddi wrth y Cynghorydd / From Councillor

Robert Walsh

Y Cynghorydd – Llai

Elected Member – Llay



Neuadd y Dref, Wrecsam, LL11 1AY

Guildhall, Wrexham, LL11 1AY

Ffon/Tel: [REDACTED]

E-bost/E-mail: [REDACTED]

Via Email

Planning & Environment

Decisions Wales

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

Eich Cyf/Your Ref

Ein Cyf/Our Ref

Dyddiad/Date

Gofynnner am/Ask for

Rhif Union/Direct Dial

E-bost/E-mail

RW-CAS-03241-H5R0V7

9th June 2024

Councillor Robert Walsh

[REDACTED]

**Section 78 Appeal CAS-03241-H5R0V7 at: LAND SOUTH OF LLAY ROAD,
CEFN Y BEDD, WREXHAM**

Dear Planning Inspector,

I am writing to you to formally state my comments for the Section 78 Appeal **CAS-03241-H5R0V7** and to note that I support this appeal and would like to see the decision made by Wrexham County Council's Planning Committee overturned when you have chance to hear it in the near future.

The main reason I support this appeal is due to the popularity of the Christmas Farm already has amongst the Llay community. When it opened a couple of years for a handful days under a temporary licence, the Christmas Farm attracted plenty of visitors. The vast majority of feedback I received from residents was very positive. Almost everyone I spoke to said they had a wonderful day out at the Christmas Farm and cannot wait for it to be open permanently in the future. It was very much felt that such an initiative would be good for the Llay community and would certainly put the village on the map.

I do appreciate that there are some concerns with regard to the original application and I fully understand these. However, I do believe all these concerns can be mitigated allowing the successful opening of the Christmas Farm on a regular basis.

Concerns about the highway (Llay Road) being dangerous are valid. This is a dangerous road for many reasons. It may only be a 40mph speed limit but up until a few years ago it had a 60mph speed limit. Also, the footways on the opposite side of the road are shambolic. They effectively need the grass verges removed to allow a wide footway for families to walk on and a stricter hedge-cutting regime. This footway is not safe now, but works to make the footway safe will allow pedestrians to walk from the centre of Llay to the Christmas Farm. A speed limit reduction and a crossing near to the entrance would be a massive safety improvement.

Oddi wrth y Cyngorydd / From Councillor

Robert Walsh

Y Cyngorydd – Llai

Elected Member – Llay



Neuadd y Dref, Wreccsam, LL11 1AY

Guildhall, Wrexham, LL11 1AY

Ffon/Tel: [REDACTED]

E-bost/E-mail: [REDACTED]

I am aware that the principle reason for refusal was concern that there would be an increase in phosphate inputs within the River Dee and Bala Lake catchment. However, I have no doubt that this can be overcome with mitigation. Where there is a will there is a way.

To conclude, Llay has had a difficult few recent years as a result of the planning system. An extra 400+ houses are going to put an enormous strain on our local infrastructure something that frightens the vast majority of residents. However, our community will always welcome any investment that brings enhanced leisure and entertainment to the village. That is why the majority of residents support the granting of permission for the Christmas Farm. It will be something almost everyone can look forward to this Christmas and more importantly look forward to becoming an integral part of our village.

Yours faithfully,

R. O. Walsh

Councillor Robert Walsh

WCBC Elected Member – Llay Ward