

Dear sirs

Town and Country Planning Act 1990, Section 78 Appeal at Land adjacent to Lynwood, Maesyffynnon Road, Minera, Wrexham

Wrexham County Borough Council Planning Notice reference P/2023/0144

I am writing to you on behalf of Minera Community Council with respect to the above appeal. Minera Community Council has already recorded an objection to this proposed development, and the basis of this objection is incorporated in the following text.

The site of the proposed erection of the three bay garage is at least adjacent to, and possibly violates, the route of footpath Esclusham Above 13. Following expression of our initial concerns at the positioning of the intended structure, and a site meeting with representatives of Wrexham CBC Planning and Rights of Way teams, a reasonable width of 8 feet and 6 inches was established for the route of this footpath across the curtilage of the Lynwood property by myself and my Council Chair, Councillor Hazel Field. This was advised to Wrexham CBC on 12 July, and while no further work has been done by Wrexham CBC to register the width of the path as 8 feet 6 inches (nor any other width) at this stage, we stand by our measurement and by our objection that the siting of the garage poses a very real risk of constraining public use of footpath 13 along its established route.

Use of the other public footpath which crosses the curtilage of this property is already constrained by the position of a retaining garden wall for which retrospective planning permission is currently being sought. Minera Community Council has registered opposition to the granting of this separate permission.

The two paths form an integral part of the walking route from Minera Quarry (managed by North Wales Wildlife Trust) along the Clywedog Valley Trail through Minera Lead Mines, Nant Mill and Kings Mills. These sites are important pieces of the city's heritage and provide significant health and wellbeing benefits. We therefore feel that protection of public amenities should override the chosen site of the garage structure.

The applicant has had parking space granted via previous planning applications with respect to this site. The proposal to add a further structure to provide car parking will curtail the open space of the area. Should an argument be sustained that such a structure is required, as opposed to parking vehicles in the open air, we would contend that there is sufficient space within the property to accommodate such a construction without encroaching on either of the established footpaths which run across the applicant's land.

It should also be noted that a further footpath was relinquished in the past and re-routed over Minera Mountain. This was done to afford privacy to the residents of Lynwood. We raised no objection to this proposal, and contend that by dint of it, any risk of vandalism is minimal and should not represent material grounds for granting the applicant's appeal.

Kind regards

David Hinchliffe

Clerk to Minera Community Council