

The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF103 NA

Bryn-y-Bran Cottage

Rhos

Wrexham

LL14 2DL

15/5/18

TEL NO [REDACTED]

Re: SECTION 78 APPEAL AT: NANTCOL, ST
BRYNGLAS, RHOSLLANERCHRUGOG, WREXHAM
PLANNING REF P 20170537

(Demolition of existing property &
redevelopment to form 5 new dwellings
& access.

Dear Sir/Madam,

I write as a matter of concern about
the above Proposal.

I raise this concern for the
following reasons:

There is a tree conservation order

in place on the land as the presence of the trees constitutes a woodland that has existed for many years. To interfere with this woodland would destroy the habitat of bats, birds, foxes, badgers and various wild flowers & plants.

To cut down the trees would increase the flood risk as there is a stream at the foot of this land and the trees absorb large amounts of moisture from the ground. This would increase the risk of flooding for my land & property which this development would be responsible for.

The local primary school is very close by & the trees in the area are part of the Core Cadio project. What would the children think about

this act of vandalism?

The development proposed is not in keeping with the area and access points from the development via Bryn Glas would pose a danger to pedestrians and in particular primary school children as the access from Bryn Glas enters Brook St. which is the route used to reach the local Primary School.

I hope you will consider these very valid points as a development of this size would create many difficulties for local residents.

I would also like to point out that there exists a covenant on the land that NANTCOL sits on which states that only one detached property or 1 pair of semi

detached properties can exist
on the land.

yours faithfully



(MRS L.M. DODD)