

Heather Rise,
3 Cae Plas Teg,
Glyn Ceiriog,
Llangollen,
LL20 7NJ

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff,
CF10 3NQ



1ST JUNE 2016

YOUR REFERENCE: H6995/A/16/3148505

To whom it may concern,

I wish to make the following further representations regarding my objections to the above planning proposal, and request that my original objections to Wrexham County Borough Council be also considered (a copy is enclosed with this letter).

- The proposed plan is **not** within the boundary of the current LDP of Wrexham County Borough Council (which is in the Statutory Consultation phase) and **therefore is totally invalid**, despite the misguided views of the appellant.
- The appellants case is largely based on national statistics which are irrelevant as they fail to consider the needs of the local community.
- If this development was allowed, this would enable the developer to plan for further building in the future (despite the appellants reasoning that this would not occur, which is frankly insulting to peoples intelligence!). This would be catastrophic for the residents of Cae Plas Teg and Glyn Ceiriog as a whole.
- There are still a substantial number of properties for sale within the locality (within a wide range of price bands), some have been on sale for twelve months or more. Consequently, there is no need for further houses to be built in the locality.
- The appellant has failed to consider the needs and rights of neighbours, and is essentially attempting to 'steamroller' this plan through, as he is the only one who would benefit from this proposal.
- The proposal has already been rejected by both the Community and Local Authority.

Whilst recognising that the appellant has a right of appeal, I am still amazed that this proposal has proceeded so far, and **respectfully request that you dismiss the appeal of the developer forthwith.** May I also request a copy of the appeal decision letter.

Yours sincerely,

A black rectangular box redacting the signature of W.D.D. Williams.

W.D.D. Williams

COPY OF ORIGINAL LETTER
SENT TO W.C.B.C.

Heather Rise,
3 Cae Plas Teg,
Glyn Ceiriog,
Llangollen,
LL20 7NJ

6TH January 2016

Ms Sharon Holman,
Planning Department,
Wrexham County Borough Council,
16 Lord Street,
Wrexham,
LL11 1LG

Dear Ms Holman,

Re: PLANNING APPLICATION P/2015/0902 – 2 DWELLINGS AND NEW ACCESS LAND WEST OF CAE PLAS TEG, TYN Y CESTYLL ROAD, GLYN CEIRIOG

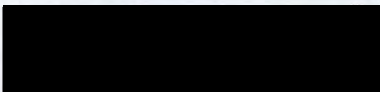
Having recently placed comments on your website regarding my strenuous objections to the above proposed development, I would like to take this opportunity to further develop my case.

- There is no shortage of housing stock for sale/rent within Glyn Ceiriog in a wide range of prices and specifications, when browsing estate agents websites. Consequently, there is no perceived 'need' for the proposed development.
- Allowing this development to continue **in any shape or form** would set a dangerous precedent, and encourage further indiscriminate building outside of the village boundary (including the land in the proposal).
- The risk of flooding is one that the application does not address, consequently the risk to the Cae Plas Teg estate is increased, thereby causing increased concerns such as flood damage, insurance costs etc.
- The damaging effect to the wildlife and their habitats on this beautiful hillside need to be considered.

- The public path that skirts the proposed development would be severely compromised in terms of the views that are afforded to its users.
- The increased traffic associated with the development, and any potential residential vehicles, would cause further risk to the residents of Cae Plas Teg and their vehicles, along with the risk to walkers who use the hill. It is too steep and too narrow for this development to take place.
- I am very proud of where I live (having lived at 'Heather Rise' for over 20 years), and therefore am extremely concerned regarding the negative effect this proposal would have on the value of my property (and of course the values of the other houses in the immediate area). I would have to seriously consider pursuing claims for any monies lost in terms of values and costs (insurance etc) from the Authority and / or developer.
- Whilst not an expert in planning law, I am frankly amazed that the applicant was encouraged to proceed with the application.

I am extremely concerned regarding this application, and would ask that you carefully consider the objections raised and reject the proposed application in any shape or form.

Yours sincerely,

A black rectangular box redacting the signature of W.D.D. Williams.

W.D.D. Williams