

Dear Sir

Home Farm, Gresford Road, Llay, Wrexham
P2014/0905
H6955/A/16/3147116

As an interested party and neighbouring occupier, please accept this email as a strong objection to the above planning application. The planning application was submitted to Wrexham Council on 5 October 2015 and was refused.

The planning committee voted unanimously against it citing:
"The proposed development lies in open countryside outside settlement limits as defined in the adopted Wrexham Unitary Development Plan. The scale of development is also too great in proportion to the size of Llay and it does not represent a logical extension to the existing settlement. To allow the development would be contrary to PS1, PS2 and H5 of the adopted Wrexham Unitary Development Plan."

The committee listened to submissions from both the applicant and local representatives against the plan. Their decision to refuse permission was based on their vast experience and knowledge of the local area.

Gresford Road is a semi rural road and not only does it serve the nearby estates, it is a through road to Gresford and the industrial estate. The newly re-designed Park Homes has recently opened and brought new residents into the area, There have been drainage problems in the nearby Nant-y- Gaer woods because of this. The new police station is to be built soon and bring with it more traffic and noise for the neighborhood. While there is need for affordable housing , building in the open countryside away from existing settlements is unreasonable. It does not respect the character of the surrounding area and is not of appropriate scale and design. It will have an adverse effect on the residential amenity of neighbours, causing more traffic noise, drainage and sewage problems along with adding pressure to the already stretched resources of the local medical centre and schools. While suggestions were made that funds would be made available to improve these areas, this cannot be relied upon.

Consideration must be given to the opinions of the local residents and the wider community who strongly oppose this application.. After all, it is us who will be living with the fallout from this development. Once the countryside has gone it will be lost forever.

May I be informed of your decision when it has been made,

Yours faithfully

Myra Jones