

As a concerned local resident who attended the meeting of Wrexham Borough Council's Planning Committee which rejected this application I wish to oppose this appeal against that decision.

At that meeting the local residents' spokesman put forward many grounds for opposing the proposed development including the inadequacy of the local schools, health services, drainage and road systems to cope with such a huge increase in population. The applicant's spokesman attempted to answer these concerns but his statements and assurances were very far from robust and in some instances extremely vague and did not dispel our anxieties. Indeed in many respects they were increased as it did not appear that they were being treated sufficiently seriously.

It is hard enough now to get an appointment at the local surgery, there have been regular problems with the local drainage system, and the roads near the proposed development are already choked with traffic at busy times. There are not many employment opportunities in the immediate vicinity and very few buses pass anywhere near the site so most residents of any new development would have to travel to work, shop and socialize by car which would only make the current bad situation much worse.

The site is, of course, outside the local community boundary on agricultural land in the green belt and any development would necessarily mean a considerable loss of amenity in the form of open green space and wildlife habitat but a majority of the councillors on the planning committee also felt it would in no way form a logical extension to the existing community. I would certainly endorse this view as I feel many of the residents such as myself who live in properties on the opposite side of Gresford road to the proposed development, many of which have been in existence for over 30 years, are still only very loosely attached to the rest of the community of Llay. Residents of any new development on the proposed site could just as easily get to Rossett and if they had their own retail facilities as proposed would have even less reason to go into Llay village and develop any attachment to it.

I hope on further consideration of all these matters you will decide not to uphold this appeal but in any event I would like you to send me a copy of your decision in due course.

Yours sincerely,

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