

BONC DÊG,
FFORDD Y CHWAREL,
GLYN CEIRIOG,
LLANGOLLEN,
LL20 7DA.

11th May 2016.

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
CARDIFF, CF10 3NQ.

Section 78 Appeal at: LAND WEST of CAE PLAS TÊG,
OFF TYN Y CESTYLL ROAD, GLYN CEIRIOG.
Planning Inspectorate ref: H6995/A/16//3148505.

Dear Sir/Madam,

I wish to emphasise the following points I made to the Wrexham County Borough Council on the 6th January, in my request for the Planning Department to reject an application for 2 large expensive 4 bedroom houses to be built on a steep embankment at the rear of Cae Plas Têg, towering above the whole of Glyn Ceiriog, and looking down in a NW direction over my home.

(1) The site, apparently, is outside the Village Boundary and therefore not within the UDP. Allowing this proposed application would not satisfy the Target Directive of the Welsh Government because the houses would not be affordable and within economic reach of most working people. Rural Planning Applications must meet the Local. Social, Economic and Environmental needs.

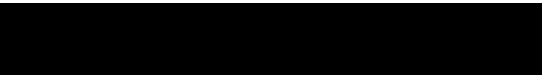
(2) The proposed 2 Detached Dwellings, from a study of the drawings, would not blend in with the landscape - being completely different in appearance and character to all the neighbouring houses of Glyn Ceiriog. There are other sites within the current LDP in Glyn Ceiriog which might lend themselves more suitable for the development of such proposed dwellings.

(3) This particular site is not suitable for development, and should not be considered until a detailed investigation and professional assessment made of the effect on the underground natural water route, of excavating and building work in this steeply elevated site. Three years ago, a new house was built near the west edge of Cae Plas Têg, and severe problems were experienced with water running down the side of Llanarmon Road to a culvert near Seion Chapel. This flow of water continues to cause problems. Excavating the steep side could cause further problems and result in flooding of the houses directly below.

I therefore sincerely hope that this application is rejected by the Planning Inspectorate.

I should be grateful if you would provide me with a copy of the appeal decision letter.

Yours faithfully,


Dr. Emyr Wynne Davies.