

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/16/3147116

DETAILS OF THE CASE

Appeal Reference	APP/H6955/A/16/3147116
Appeal By	MARGARET CREWE
Site Address	Home Farm Gresford Road Llay Wrexham LL12 0NW

SENDER DETAILS

Name	MISS RACHEL COLES
Address	1 Meadow Rise Llay WREXHAM LL12 0QA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

The development of 365 houses on the land at Gresford Road is a disaster waiting to happen if planning authority gets approved.

There are a huge number of concerns which I have in relation to this which I have stated below -

1 - Traffic - I advise any of the planning committee to come to Llay and try to get to work from Gresford Road around 8am. The traffic backs up down Gresford Road and even down into the middle of the village at times due to the volume of people coming through Llay to get to different destinations. If an accident occurs on Llay Main Road, Gresford Road is used as an alternative route and currently this can cause a huge number of problems, never mind potentially adding say 700 cars to the mix as most households now have 2 vehicles. The roads around the site are simply not suited to the number of cars this development would bring to the area.

2- Drainage - Gresford Road already has drainage issues which are caused by a high usage of the drains. i.e we already have too many houses connected to the sewers serving Gresford Road. In two years our drains have been blocked 7 times! Once causing sewerage to rise and fill up my garden! If this development were to go ahead what an earth is going to happen then? This could cause a daily problem never mind 7 times in 2 years which is bad enough. I hope the planning authority will be willing to accept the bills which I receive from the drainage companies who have to come and sort the problems out! I expect this to be very high with the addition of over 300 houses to the system!

3- Doctors - this is already an issue within the village for the current residents. Try working full time and getting an appointment in the doctors to suit your working hours - it never happens! Patients are already waiting well over a week for a pre booked appointment. There's a simple solution in the village at the moment, you just can't be ill, and if you are you'll have a very difficult job in getting an appointment! Adding probably in excess of 700 people to the mix - it simply doesn't add up!

That's not even mentioning the available places within the schools which surely now the schools have been merged into one would not be able to accommodate the amount of children the development would bring to the village.

I think the people who are deciding whether this application should go ahead or not should seriously put themselves in the shoes of a Gresford Road resident for a week. I'm sure if everyone did that this application would be rejected without a second thought.

How would you like this being on your doorstep? The simple answer is you wouldn't.

There is a reason why houses have never been built on this land, and why the festival which was applied for never went ahead. It's because it's not practical and all of the advantages such as additional housing for the village are outweighed by the huge amount of negatives.

This is a simple case of a greedy farmer who will make a nice profit from this, leaving the residents of Llay and the people of Gresford road in an area which is overcrowded and which will lead to congested roads and facilities unable to cope.