

The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff CF10 3NQ



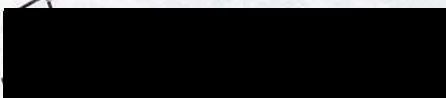
The Oaks  
Tyn-y-Cestyll Road  
Glyn Ceiriog  
Nr Llangollen  
LL20 7NL  
Date 11/05/16.

Planning Ref P2015 0902, Land west of Cae Plas Teg, Glyn Ceiriog, Llangollen,  
Gov Ref/Planning Inspectorate, H6995/A/16/3148505.

I wish to object to the above planning application on the following grounds,

1. It is outside the current and proposed new Planning line for the village.
2. It has already been rejected by both the Wrexham Council and the Glyn Ceiriog Community Council .
3. The properties do not blend into the surrounding area, they are in full view of the whole village and are more suited to a Californian beach location. They have been designed to the cheapest budget and bear no resemblance to Welsh hillside cottages.
4. The houses are encroaching along the rear of the existing houses on Cae Plas Teg, and would give a loss of amenity ,as the privacy of the rooms facing the proposed houses are in full view of the balconies.
5. The traffic would increase by 133%, above the Oaks entrance as they propose 4 vehicles/ property.
6. There are potential problems with water pressures .There are sewage issues if septic tanks are installed. The drains will have to be taken from/to the main road. In addition the field has flooded in the past, from a spring located on the proposed site.
7. The tree survey conveniently shows the one tree at risk is the one needing to be removed to obtain access, in my opinion, this should be retained as it provides both shelter and nesting areas for birds.
8. There is no shortage of land or properties for sale in the area.
9. The application states no contact has been made with any of the nearby house owners, yet the proposed application states that, because there are sloping gardens to the rear of the properties, these people choose to use the amenities only in their front gardens. I can assure you that this is not the case. The application drawings show a large and dense artists impression of a screening hedge, clearly the builder knows how close and intrusive the panoramic balconies would be. This is clearly a loss of amenity to those houses immediately bordering the site.

Yours sincerely,  
John Warren



copy Objection to Wrexham Council. att

The Oaks  
Tyn-y-cestyl Lane  
Glyn Ceiriog  
Llangollen  
LL20 7NL  
5/1/2016

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 Detached Dwellings and new access land west of Cae Plas Teg, Tyn-y-Cestyl road, Glyn Ceiriog.

I wish to object to the above Planning Application, for the following reasons,

1. The proposed land is outside the current UDP development boundary ,and would if approved open the whole valley up to complete and indiscriminate applications to build any type or size property simply because the whole of the Wrexham Borough Council had not met its targets, which haven't been set yet.

2.The Glyn Ceiriog Community Council have rejected the proposal, on very well thought out reasons.

3.There is no shortage of any land or properties in the area.

4.It is wrong to say the proposed dwellings would blend into the hillside, these are very much in keeping with a Californian style beach front property ,each with 6 floor to ceiling windows, in 2 mirror image fronts.They would be easily seen from almost anywhere in the village. They have to be sited right at the boundary because the hillside then steepens , and it would be unviable to build any type of property anywhere else..

5. The application states no contact has been made with any of the nearby house owners,yet the proposed application states that, because there are sloping gardens to the rear of the properties, these people choose to use the amenities only in their front gardens. I can assure you that this is not the case.The application drawings show a large and dense artists impression of a screening hedge, obviously the builder knows how close and intrusive the panoramic balconies would be.This is clearly a loss of amenity to those houses immediately bordering the site .

6.Above the Oaks entrance the increase in traffic could amount to some 133 %, as there are proposed 4 vehicle spaces per property. Tyn-y-cestyl lane is a very narrow single track road ,already with restricted access for commercial vehicles.

I would ask that these objections are considered carefully,and that you reject the proposed application.

Yours sincerely  
John Warren