

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 MR LUKE WILLIAMS

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

I am writing to appeal against the application to build 365 dwellings at Home Farm, Gresford. I have many issues with the building of these houses.

- The traffic congestion this will cause on the Gresford Road going towards the traffic lights will be mayhem. As it stands at the moment going to work in the mornings I can sit there for a good while trying to get through and the traffic coming back up our way can be back up past the Welfare and well onto Llay Main Road, this is a problem that will get much worse with the building of so many houses.
- My next issue, which is in fact my biggest personal issue with the development is the drainage system. The drainage system up towards this end of Llay is not very good as it is. I live on Meadow Rise towards the road so the drainage system at the moment comes down Gresford road and turns the corner and runs through my back garden. In the past 2 years this has been blocked on 7 occasions. The previous owners of my house I have since spoken to also had the same issues. Near towards the bottom of these estates approaching the school you can also sometimes pick up a foul smell coming from the drains. When the blockage started I had to get drainage companies out to unblock but now I have my own drain roads in the back garden and tend to unblock them myself! If these houses go ahead I can only imagine that somewhere along the line it is going to join the current sewage system? This I can see being a total disaster. It once blocked up that badly I had sewage over my back garden and next doors garden so I cant imagine how bad it will be if it gets overloaded any more.
- Llay Doctors Surgery is currently an absolute nightmare to say the least! The amount of people complaining about it day in and day out is unbelievable. If you wake up ill one morning and manage to ring up and get an appointment for the morning you are extremely lucky! It can be very frustrating. If you want a pre-booked appointment you are looking at at least over a week's waiting time and sometimes even two. An extra 365 houses giving at a guess maybe 800 new patients? It's just not possible surely?
- The local schools situation I cant really comment on as I don't have children myself. However, all Llay residents I speak to don't see how it can happen and also parking for the parents dropping off at the moment is a major issue. I have noticed parents using the Doctors Surgery car park to park their car at the moment for the school drop off/pick up which means if you are going to the doctors (if you somehow get an appointment that is!) there isn't anywhere to park. The car park only holds about 10 cars maximum anyway so parking for school and surgery is a major current issue. An extra 365 houses, few hundred kids? Don't see how it can work...
- The retail unit being built I have no issues with, I can see how that is a good thing with the east end of Llay and also the extra houses having their own shop. However, I currently have no issues with driving to any of the shops we currently have in the village or sometimes walking through the school woodlands, it doesn't take long to get there at all. Building a new shop might be an advantage but it doesn't come close to all the disadvantages this is going to cause.