

Mr Dennis Owen and Mrs L M Owen
On behalf of The Gresford Road Action Group.
Thornridge House
114, Gresford Road
Llay
Wrexham.
LL12 0NW

20th June 2016

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sirs,

Reference: Planning Application No P/2014/0905

Town and Country Planning Act 1990

Section 78 Appeal at: Home Farm. Gresford Road. Llay. Wrexham.

Outline Application for 365 Dwellings and Erection of 300 Square Metre Retail Unit at Home Farm, Gresford Road, Llay.

I am writing in connection with the above and would like to strongly object to this planning appeal. I have several concerns which need to be considered, they are listed below:

- Huge increase in traffic - the area around the proposed development is already very busy with road vehicles, so a further 365 homes will only add to the safety risk, especially for pedestrians and cyclists.
- A number of businesses on the industrial estate have expressed concerns as they already have problems with staff getting to work on time and problems with industrial transport. When the new Police Headquarters is built even more urgent traffic will require access to the Straight Mile and Gresford Road.
- The roundabout on the Straight Mile is approx' 250mtrs from the traffic lights and has been offset into the estate causing a major problem for large lorries.
- The roundabout on the Gresford Road will be close to bends in the road and would be a hazard.
- At peak times (6.00am to 9.00am and 4.00pm to 6.30pm) the traffic will back up to the main roundabout and cars waiting will take a "Rat Run" through the estate and onto the Gresford Road.
- The Gresford Road via the Griffin Hill can't take extra traffic and at School times the road outside the Gresford School will become even more gridlocked than it is at the moment.

- Availability of local schooling - how are potentially 150-200 more children going to be educated locally ? I believe the local school is almost at full capacity now (at time of writing there are 8 places free).
- Local healthcare - with a further 1200 residents (18% increase), Llay village doctor's surgery will not have the capacity to provide adequately for all residents. In consultation with the Doctors they state that they have no plans to expand at this time.
- Loss of 'green' open space - the Wrexham area already has plenty of unused, undeveloped 'brownfield' sites which should be used for housing before valuable agricultural land is sacrificed. **It should be noted that this land is outside the settlement area for the village of Llay**, indeed a planning application off Gegin Lane was rejected on these grounds.
- Agricultural land – Wrexham Council reports that the majority of the land is Grade 2 and even the architect states that over 17% of the land has been identified as 'grade 2' agricultural land in his paid for report. In the document 'Planning Policy Wales', paragraph 4.10.1 clearly states that land of this grade 'is the best and most versatile, and should be conserved as a finite resource for the future'. It also adds 'should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable'
- The architect states that the land will not sink in the future but he bases this on a £70 standard report by the coal board. On checking this I find that the Coal Board recommend obtaining a total of 7 reports costing over £200. It should be noted that Llay Main Colliery closed only 50 years ago hence the constant subsidence. We are in possession of the location maps of the underground workings which show that they pass directly beneath the proposed building site.
- The land off Gresford Road has sunk over the last 30 years (we have photographs to substantiate this) and now floods. The Straight Mile has also sunk over this period and now has a sign warning motorists of a
- Blind Summit.
- The noise level tests were carried out in late November 2014 over a 24hr period. The report was given to the architect on the 4th December but was not presented to the planning office until the 23rd December 2014. On reading the report I see that the noise levels at the properties facing the road are so high that extra soundproofing would be required and ventilation ducts should not face the road. God help the residents in the summer when they want to open their windows.

I trust that our concerns will be considered by the Planning Inspectorate prior to any decision being made on this planning appeal.

Yours sincerely

Dennis Owen (Community Councilor for Llay).

Linda Owen (Mrs)