

Paul and Katy Davies

Woodbine Cottage

Y Ddol

Bersham

Wrexham

LL14 4HN

13/02/16

FAO – Sharon Holman

We are writing again to object to planning application no. P/2016/0056 (previously P/2015/0191 last April)

Our concerns are;

- The severe traffic problem highlighted previously has actually got worse! And we have recently spoken to the Wrexham Highways Department about this, three of the other properties have now become 2 car households and this has meant during mornings, evenings and weekends there is nowhere for parking or turning, the double yellow lined layby area (opposite our house) during these times is used for parking and at times we are unable to drive to the right off our drive, having to pull out to the left and reverse up the road and around the blind bend. We have also had cars park on our own private property and across our off-road parking, we have been advised that we could pay to have a H bar put here but we know that this has made no difference to the one that has been put in further along Y Ddol at the proposed site, and this is not neighbours being awkward there really is nowhere else to park in Y Ddol, other than up on the main road by the Old Post Office, which now regularly has cars parked up there including from Y Ddol during these times, this its self brings additional traffic problems and the residents are not comfortable doing this as damage to property is an issue in this area. In addition to this the problem is also exasperated by Y Ddol now being used as the access road to Laurel Grove by some of the residents rather than using the entrance off Bersham Road and also number 10 Y Ddol opposite the proposed planning site is for sale and currently vacant but it is a 3 bedroomed house so how many more cars will that bring once sold? There is also still the worry of whether the emergency services can get through at any time, a serious problem in the past.
- Under 9.0 in document 2782159 it states there will be no significant additional traffic, the plans also say they will provide parking for 3 cars but only 2 parking spaces are shown in the plans with no room for turning, this will have a significant impact to the problems highlighted above. Backing out from the proposed site will be an accident waiting to happen, vehicles, walkers, horse riders and cyclists use the Clywedog trail daily.

- The proposed site is also currently undergoing two land disputes which the applicant has initiated in September 2015 with the Land Registry Wales, including with ourselves, we hope that this is to be resolved soon but while this on-going we cannot see how any planning could be considered at this site.
- We are still very concerned that if this house was allowed to be built then the digging out and building work involved with this could cause damage to our property, such as movement to the garden wall, summer house and even the house its self, which is over 160 years old, could the security of this be guaranteed? Obviously it would not only our house that could be affected by this.
- To infill this space with a house at such close proximity and angle to ourselves, number`s 16 & 16A and the terraces would have a huge impact on privacy. This we find quite distressing having bought our house because it was not directly joining anyone else and we feel this would have a huge impact on our lifestyle and we would feel totally overtaken by this.
- Again in document 2782159 it proposes that the elevated position of the windows would mean that the overlooking and privacy will be acceptable and seems only to mention properties being affected to the rear of the proposed house, this will be an issue but we feel the elevated position will be what actually causes the problem and that it would be the houses to the sides and front of this that would be the most to suffer, this would have a significant detrimental impact in terms of loss of light, overlooking, encroachment and interference which is caused because of the lack of space around current dwellings in Y Ddol.
- The conflict with the relevant policies from the Wrexham Unitary Development plan that were listed on last year`s planning refusal letter giving reasons why this planning application was rejected still appear to all be in breech and we do not feel these could be resolved.
- As we live in a conservation area we feel that our surroundings and general environment should be protected from ill-considered change. We believe that our Council have a responsibility to ensure conservation policies are upheld and that any new development should be sympathetic in terms of scale, design, materials and space between buildings!!

Yours Sincerely