



Mr. Peter L Marsh,
Greengates Farm,
Minera Hall Road,
Minera, Wrexham,
LL11 3YE.

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff CF10 3NQ

15th December, 2015

Dear Sir or Madam

Town and Country Planning Act 1990, Section 78 Appeal at Land North of Minera Hall Road,
Minera, Wrexham.

Welsh Government Ref: H6955/A/15/3138885.

Planning Application Notice P/2015/0254.

Further to the above Notice, I would advise you that I would object to the proposals on the following grounds.

Drainage.

Existing Culvert and Drain. During the 22 years I have lived here there have been problems of flooding of the roadway and subsequently my property on a number of occasions due to blockage of the culvert and or drain. The highways department have attended and have installed another grid and increased the kerb height outside our entrance in order to contain the floodwater and steer it to the drain on the opposite side of the road. It is considered that the likely hood of flooding will increase with the proposed development due to the concreted area outside each property (no natural drainage) and the intention to use the existing culvert to take away such water. The ground floor of my property is below ground level and I have a constant worry of damp getting in which will increase with this proposal . About three years ago the water main from Dee Valley Water developed a leak causing a couple of thousand pounds worth of damage to my kitchen and toilet area. In addition the drainage in the field east of the development already floods the roadway in heavy rain or snow.

General Drains. It is understood from attending meetings with Wrexham Council in the past that the existing drains have difficulty coping with their current demands and certainly would not cope with the proposed increase in capacity.

Traffic Levels. Minera Hall Road is very busy when the school opens and closes each day and is quite chaotic outside the school . The population of the school will obviously increase together with the general traffic levels , say some 30 to 40%. In addition you will be aware that the Wrexham CB will no longer be funding the School Crossing Patrol, (Lolipop Lady) which is vital for the children's safety.

School Capacity. The estimated occupancy of the development could be at least 200 and include children of school age, which in turn would impact on the school capacity. Until recently I was a member of the school Governing Body and am aware that some terms we struggled with excessive class numbers.

Pavement. There is no pedestrian pavement on the roadside outside the development, which I assume will be provided?

Green Belt. The proposed development is currently greenbelt and has been used for arable farming, and crops of silage for feeding cattle or other livestock and not as grazing as suggested.

Street Lighting.

The existing street lighting is of a poor standard and will certainly have to be up graded.

Finally, I think the situation regarding the culvert drainage and general drains is so serious that the planning officer should visit the site and my neighbour and I would point out the problems due to our local knowledge. Thanking you in anticipation of an early reply,

Yours faithfully,

