



18 Llwyn Bach
RUABON
Wrexham
LL14 6TB

23 October 2011

The Planning Inspectorate
Crown Buildings
Cathays Park
CARDIFF
CF10 3NQ

Dear Sirs

Section 78 appeal at: Business park site, the Green, B5605 between Park Road and A539 Roundabout, RUABON, Wrexham

P/2010/847

I write with regard to the above appeal to express my opinion on the construction of an access road.

There are many reasons why such a construction is not appropriate

- The road was commenced after the date that planning permission expired.
- The development would be outside the development boundary of the village.
- In the past three years a children's playground has been constructed close to the location.
- The B5605 is a very busy road with much more traffic than when the original Business park site was mooted.
 - The landfill traffic to Pandy use this road as the A483 is not an option for them.
- The A539 is a trunk road and its junction with the A483 is only a few yards away.
 - This Junction, junction 1, is regularly blocked with long tail backs of traffic, even at existing volumes.
 - This will probably be exacerbated when the supermarket opens in Cefn Mawr in the spring of 2011.
 - Further disruption to the A483, already a dangerous road, will intensify when the iconic Dragon is constructed at Chirk on the next junction.
- A Business Park is to be constructed adjacent to the Maelor Hospital and Pentre Bach new village giving easy access to the A483 to the north.
 - This will fulfil any need for business premises in the current economic climate.
 - There are already many empty business premises in Wrexham town and the surrounding areas, together with the industrial estate at Pentre Maelor.
 - There are many 'brown field' sites within half a mile which could be re used before any further green field sites are decimated.

Clearly the dumping of aggregate on a green field site is not acceptable. The area should be decontaminated and returned to its original use, that of agriculture.

Yours faithfully

Karen Lloyd-Jones