



**Bob Dewey
PLANNING**

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your ref: P/2011/0223

May 23 2011.

Dear Sirs,

Land at 53/55 Wrexham Road, Rhostyllen

Thank you for your approval Notice of the above application.

We were naturally pleased that the application had been approved but disappointed that our request to remove the Note to Applicant had not been acceded to.

Whilst we both know that the Note has no legal force, it has previously caused problems with intending purchasers and we hoped that it could have been removed since it makes no sense whatsoever. My client has no control over the development of the land to the rear and (unless you know differently) there is no evidence that the National Trust will start development in the near future. In any event the approval for that land does not require the developer to provide an adoptable road right up to my client's boundary, so there is no guarantee that he will have a right to link on to it even in the future.

Similarly he has no right to work in partnership with the adjoining garage and I believe that the permission there may have now lapsed. Certainly in discussions we have had with the proprietor, he has no intention to develop in the near future.

Prior to applying, we corresponded with Highways who indicated that they would accept our site accessed directly off the main road for five units because the traffic generation would be similar to the existing. Whilst I understand that access to the rear or a shared access might be desirable, it seems most unlikely that it can be achieved within the time frame stipulated in conditions 2 & 3. Accordingly, since you have accepted the layout provided diagrammatically in the application and Highways have accepted the principle of the access, I would suggest that the Note is confusing and unnecessary. If you feel it is essential, it should say, "whilst the use of the accessed directly onto Wrexham Road is approved, the Council would welcome ..."

I would ask you to consider re-issuing the Notice with the various typing and grammatical errors corrected and with the note removed or if you insist amended as suggested above.

Yours sincerely

R A Dewey

Robert A Dewey BA(Hons) MBA Dip TP, Dip Est Mgmt, Dip Trnsp, MRTPI