

Susan Davies

From: Sharon Holman
Sent: 19 May 2021 09:31
To: Susan Davies
Subject: FW: P/2021/0289 -Bryn Hedd, Old Road, Bwlchgwyn, Wrexham LL11 5UH
Attachments: Scan0131.pdf

Hi Sue,

Please put the 'community council response' on the civica file, as a PDF. I have redacted any personal info.

Thank you
Sharon

From:
Sent: 16 May 2021 11:42 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Re: P/2021/0289 -Bryn Hedd, Old Road, Bwlchgwyn, Wrexham LL11 5UH

Dear Ms. Sharon Holman,

Re; **P/2021//0289 - Bryn Hedd, Old Road, Bwlchgwyn, Wrexham LL11 5UH**

I am writing to you in the capacity of a Brymbo Community Councillor with special representation for Bwlchgwyn with regard to Planning, Youth and Bereavement I am also a Bwlchgwyn Resident and immediate neighbour of who lives at Bryn Hedd, Old Road, Bwlchgwyn, Wrexham LL11 5UH who I understand is the owner of the said property.

I have studied the the Plans for the above property and I have a number of concerns with regard to the Plans submitted and wish to object to parts of the Plans as follows;

1. The erection of the proposed Extension is very, very close to the existing footpath/public right of way reference Minera number 100 (M100) Eastings 325562 (map attached) less than 60 feet/22 metres. Also to be taken into account is the maintenance of the proposed Extension over the years which would, again, mean encroachment on the footpath for this work to be carried out. If planning permission was considered to grant it this would mean that the construction by the Contractors of the planned Extension would encroach on the said footpath/right of way and cause obstruction by way of construction foundations and the erection of the said Extension by the Builders and the footpath/right of way would be damaged and create an impassable pathway and have to be repaired and solid footway and drainage to be created which would take a considerable amount of time for this to be established amounting to years rather than months afterwards. Also, in this area it is a habitat for endangered species such as crested newts, slowworms, adders and endangered toads and the disturbance of the ground die to building work being carried out would endanger all of these species causing destruction of their habitats and destruction of the actual species themselves.
2. Bryn Hedd is situated much higher than the property next door "Moorlands". Moorlands being at the bottom of a sloping field and the construction of the proposed Extension would mean that the visual privacy of 3 rooms in Moorlands, one of them being a Bedroom would be affected.
3. A great amount of aged trees have been cut down prior to the application of the planning permission for an extension to Bryn Hedd in preparation for the plans to be drawn up. This was reported to Wrexham County Borough Council and a record was kept to this effect by the relevant department for your attention.
4. Drainage and sewage from he construction of an ensuite bathroom to the proposed Bedroom Extension. Where would this go as the Septic tank facility is on the opposite side to the proposed Extension? If a new septic tank or alternative was constructed on the same side as the new ensuite Bathroom this would mean that the eventual

drainage would go downhill towards the lower adjacent property, Moorlands, causing health and drainage damage directly to Moorlands (the property immediately adjacent to Bryn Hedd)

5. The Planning application for an Extension to Bryn Hedd has been submitted by

Their original plan was to have a ground floor and first floor extension but have now changed their proposed plan to a ground floor Extension. If planning permission was granted this would mean that the property known as Bryn Hedd would then come into the category of multi occupancy but according to the plans would mean a shared kitchen rather than separate living for the 2 families as originally planned

6. Proposed Plans for Extension to Bryn Hedd have not shown measurements of proposed Extension in feet or metres and it appears, according to the Plans that the proposed area of the Extension is more than one third the area of the original dwelling.

7. Bryn Hedd's entrance from the B 5430 Old Road is quite dangerous and is almost at the top of a "blind vision" hill. Old Road is a particularly dangerous road for any property on it but particularly in this part of the road as it has a blind hill going up and down the road and although there are speed signs on it limiting it to 40 miles per hour on this part of the road very few motorists adhere to this. Over the years on the part of the road that Bryn Hedd is there have been many accidents by cars travelling too fast and ending up in the fields at the side of the road, HGV's going into stone walls of properties in bad weather, animals killed on the road and people either being injured or in one or two cases killed due to an accident. Also Old Road takes most of the HGV traffic as the A525 which goes through the Village of Bwlchgwyn hasn't any continuous white lines on it so therefore Residents tend to park on both sides of the Road although most of them do have parking facilities at the rear of their properties which makes it difficult for HGV's to travel through Old Road takes 80% of the through traffic travelling to Ruthin, Denbigh, Mold etc. whilst the A525 which goes through the Village of Bwlchgwyn takes just 20% of the through traffic. Taking these points into consideration and the intention for to move into Bryn Hedd this would as they both have a car each and also has a car this would mean that 3 cars would be going in and out of the property Bryn Hedd and looking to the future that they have 2 sons of teenage years they would probably have cars also as there isn't any bus service in Bwlchgwyn, Minera being the nearest point of public transport 1/2 miles away. this would mean 5 cars coming and going but in the present time more traffic coming and going taking the 2 sons to School, College etc. on an already very dangerous road.

8. There hasn't been a Notice of application for Planning permission posted to other Residents directly adjacent to Bryn Hedd or a Notice put outside of the property Bryn Hedd notifying Residents of the application giving 21 days notice for them to reply which is not democratic or legal. I was advised of this planning application as a Brymbo Community Councillor via Brymbo Clerk to the Council, Bethan Hughes.

Taking all of the above points into consideration I now wish to object to the proposed Planning application P/2021/0289 on behalf of Brymbo Community Council as a Community Councillor representing Bwlchgwyn and also, secondary as an adjacent Resident to the property known as Bryn Hedd.

I await your reply in due course and at your earliest convenience.

Yours sincerely,

Jeanette S. Bassford-Barton
Brymbo Community Councillor representing Bwlchgwyn