

[REDACTED]

From: Alan Edwards [REDACTED]
Sent: 04 April 2020 14:25
To: Wales; Brian Cunningham; Bryan Apsley; Nigel Williams
Subject: SECTION 78 APPEAL AT;;LAND NORTH OF GATEWEN ROAD ,NEW BROUGHTON ,WREXHAM
Attachments: thumbnail (3).jpg; thumbnail (2).jpg; thumbnail (1).jpg; thumbnail.jpg; P90620-193815.jpg; P90320-183130.jpg; P90320-183203.jpg; P00115-094222.jpg; P00115-094120.jpg; Scan.jpg

Mr Edgeworth

I would be grateful If you could pass on the following to the inspector ,and

I am the local councillor for New Broughton and have been for many years . I have lived I the village all my life and indeed have lived within a stone's throw of this proposed site for over 40 years.

I have walked,driven and cycled gatewen rd almost every single day during that period and I can tell you that today without the added traffic this development would bring that it is already a DANGEROUS rd !

The level of traffic at peak periods is much more than the applicants experts say. Thankfully at the planning hearing other local councillors stated that from their personal knowledge that this was true also. I have read the report from the local objectors and indeed helped to carry out their own traffic survey and that report and that survey which proves the applicants report is completely inaccurate ! Indeed the letter from WCBC own highways department written by Peter Douthwaite and his oral evidence at the hearing confirms the same!!

The main reason this application was refused was highways issues and indeed safety issues caused by congestion ! So any deciscion to overturn it has to be based on evidence that can be trusted and believed !

The applicant's experts are WRONG ! Not only does the objectors report prove that factually but WCBC highways states that too !

At the hearing the planning department asked the councillors to completely ignore their own highways department and to believe the applicants experts !! This surprised the councillors so much that one of them even stated " so you want us to disbelieve our own highways department?". in complete astonishment !!

Thankfully the councillors knew the truth and threw out the application.

This road has already been considered dangerous by WCBC as it introduced traffic calming measures some years ago in an attempt to make it safer.

Highway congestion and highway safety was the reason this application was refused !

Not withstanding that Wrexham planning department have signed up to a draft "statement of common ground "

Stating that it is not an issue !!! This is completely NOT true and does not reflect what the planning councillors stated nor what highways believe !

Even though "traffic, road congestion and road safety " are the main issue with this application the planning department have decided NOT to call any evidence from their own highways department

. Planning have from day one bent and broken the rules relating to this application and simply don't like the perfectly valid professional advice of their own highways department and therefore are refusing to call their own expert even tho this is to be listed as a 3 day hearing !!!

Four years ago Gatewen village the new estate next to the developement wher refuced the original 400 houses they applied and only allowed 250 due to the traffic conjection at the berse rd / gatewen rd junction,now the planning department want to dismiss that,since then the roundabouts by the Ramada hotel has had a massive input of more traffic with the opening of the New Fire and AMBULANCE station, also a new Moneypenny call centre imploying hundreds of people.myself and two fellow community councillors stood one morning and counted the vehicles that impacted on the junction of Gatewen and Berse rd between 7.45 a.m. and 8.45 am ,they numbered over 1400.and there were severel queues of fifteen or more vehicles on severel occasions waiting on Gatewen road.ALL THIS WAS confermed by the Highways officer Peter Douthwaite at he hearing

This appeal should be refused on highways alone .

below is attached photo`s of the entrance and the road that Mr lstead said there is no problem,,but the Highways officer when speaking to the planning committee said it was a dangerous junctions and it would only comply with the Welsh Goverment guidance on the sprays if the hedges and trees where to be cut down ,trees and hedges that have a T P O on them and that stand on land not owned by the applicant ,,I attach photo`s below of the road ,entrance and also the trees where hundreds of birds roast each year.about thirty mtrs on from the road calming is a road narrowing island and at busy times the traffic are backed up because of the road narrowing and also because as you can see from the photo`s only one vehicle can get through. I was at the meeting and raised the matter of the entrance and also spoke when at the following meeting a councillor on the planning committee challenged the minutes as not being corect as it did not mention the entrance in them.this was supported by other councillors ,the chairman said that not everything could be put in the minutes but following other councillors concerns the issue of the entrance was added to the minutes,if you look at the Highways officers report,as I sytated then and state now in the highways report there were three reasons the Highways officer gave for his recomendation for refusal,,TWO of them are about the access;;I QUOTE FROM THE REPORT;;;(attached below) so for our planning officers to say that the entrance was not relevent to the refusal of the application by the councillors on the planning committee is quite simply ridiculas to say the least,just one more point under the highways report was the envoromental officers report which also recommended refusal but on the night a memoradium was giving to the planning committee changing that recomendation,the objectors were not made aware of it until another local councillor Nigel Williams got up to speak and quoted the refusal that was in the report.

THE REASON FOR REFUSAL BY THE COUNCILLORS WAS ON ALL THE HIGHWAYS ISSUES,,IT MIGHT NOT BE WHAT THE OFFICERS AND CHAIRMAN WANTED BUT THAT IS THE TRUE FACT,,

I DO HOPE THE INSPECTOR GETS A CHANCE TO VIEW THE FOOTAGE OF BOTHE JULY 2019 PLANNING MEETINGS AND ALSO IF POSSIBLE VISIT THE SIGHT AND ALSO TO QUESTION PETER DOUTHWAITE