

Mr. & Mrs. Neal Begg
16 Oakfield Court
Gatewen Village
New Broughton
Wrexham
LL11 6ER

01st April 2020

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ
Email: wales@planninginspectorate.gov.uk

Ref. P/ 2018 / 0674
Town & Country Planning Act 1990 –Section 78 Appeal at:
Land North of Gatewen Road, New Broughton, Wrexham.

Dear Sir/ Madam

With reference to our e-mail dated today, 01.04.20, we have attached the original letters sent to our address in relation to the appeal of the above from Wrexham Council asking for our comments to be received by 08.04.20, from ourselves as an interested party/ neighboring occupier.

We, Mr. & Mrs. Neal Begg, wish to make comments with our concerns in connection with this appeal to you, The Planning Inspectorate. (This has been referenced on Wrexham Council LDP as Site H12 – Gatewen Rd, New Broughton.)

The impact of allowing building on this site to go ahead will have a detrimental effect on New Broughton Village. We have listed our concerns below;

Infrastructure

- There is insufficient capacity within the existing physical infrastructure to cope with extra demand, not only in the water system/ public drainage, but also within the extra traffic that will be generated. This in turn will cause huge additional pressure on the already overloaded highways. It can take anything up to 30 minutes from leaving Gatewen Village to arrive onto the Glyndwr University roundabout on a weekday morning at 8.15 am. Not only does this cause chaos for ordinary people trying to drive to work and the buses carrying school children, the effect is has on our Emergency Services and general highway safety has already reached crisis point.

Environment

- The extra carbon emissions generated from additional traffic along with greater demand from utilities usage of electricity, gas, water and waste will be devastating for the environment, bringing extra noise, disturbance, smells and fumes. Along with this, the loss of beautiful green space with mature protected trees and land housing birds and

wildlife will be extremely destructive and leave nothing but ugly concrete jungles where there was once nature at its best. **None of this is compliant with the Well-being of Future Generations (Wales) Act 2015.** We have attached the link below and extract from the government website.

<https://gov.wales/topics/people-and-communities/people/future-generations-act/?lang=en>

... "The Act will make the public bodies listed in the Act think more about the long term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.

This new law will mean that, for the first time, public bodies listed in the Act must do what they do in a sustainable way.

Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future.

It will expect them to:

- *work together better*
- *involve people reflecting the diversity of our communities*
- *look to the long term as well as focusing on now*
- *take action to try and stop problems getting worse - or even stop them happening in the first place.*

The Act establishes a statutory [Future Generations Commissioner for Wales](#) (external link), whose role is to act as a guardian for the interests of future generations in Wales, and to support the public bodies listed in the Act to work towards achieving the well-being goals. The Act also establishes Public Services Boards (PSBs) for each local authority area in Wales.

Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals."

Education

- In addition the Ysgol Penrhyn School is at its maximum capacity. The site cannot be extended and due to its location, on a bend before the humpback bridge, and already has traffic chaos each weekday morning and afternoons for drivers and parents with pushchairs walking between cars/in the road. School governors, staff and parents are concerned about future pupil numbers and more importantly pupil Health & Safety. Money that was promised to the school, to enhance its facilities, when Gatewen Village was built has failed to materialise.

Health Care

- Another concern is that building of additional houses will mean extra demand on the only surgery at Forge Road of which appointments are already difficult to obtain. The former Pentre Broughton surgery is now in Summerhill and only has locum doctors. Appointments are again very difficult to come by. Additional residents unable to obtain local health appointments will put extra demand on the already overloaded Wrexham surgeries, dentists and the Maelor Hospital.

In Addition

Personally Encountered - Recent and current Sewerage problems at our home (still not rectified)

We have encountered on several occasions now, at our own home, major problems with our housing estate on which we reside, Gatewen Village, having problems coping with the existing sewerage system.

To date, Gatewen Village cannot cope with heavy rainfall that leads to excess flooding which has caused extensive sewerage issues already. We personally in the last few months alone have needed four visits to address disturbing water / sewerage issues, potentially allowing sewerage to back up into our home. We have needed Dyno Rod to visit (at a cost of £125) on 08.06.19 & Welsh Water needed to visit 26.10.19, 17.11.19, and 29.02.20 due to the water pumps installed for the whole village of New Broughton unable to cope with the existing housing and backing up and overflowing at our address. The main problem for the sewerage issues is because Gatewen Village is feeding into the existing New Broughton infrastructure which cannot cope. Welsh Water have addressed this as an ongoing issue, one of great concern. We have attached to this email the visiting cards from Dyno Road and Welsh Water referenced above.

Local Press Articles

We have also included links from our local online press, Wrexham.com, of which we would like to draw your attention to, as the impact of traffic and on highway safety are important considerations to take into account when looking at proposed allocations, affecting the NHS staff at the nearby Maelor Hospital, article, 13.01.20. This traffic congestion has also been of great concern to council employee, Highways Officer, Mr. Peter Douthwaite.

<http://www.wrexham.com/news/health-board-advises-visitors-to-hospital-to-factor-in-potential-traffic-congestion-we-ask-am-mp-about-the-issue-179310.html>

The following online article, 03.02.20, regarding other nearby housing plans, highlights the congestion in traffic in relation to our concerned area, the Mold Road & B & Q roundabout.

<http://www.wrexham.com/news/controversial-plans-for-82-new-homes-in-wrexham-rejected-amid-concerns-over-road-safety-180553.html>

The below online article, 26.03.20, regarding other nearby housing appeal in Wrexham, states that Glyndwr university rejected calls to open up a fenced-off area of field to allow people to exercise safely during the coronavirus crisis.

<http://www.wrexham.com/news/wrexham-glyndwr-university-rejects-calls-to-reopen-field-for-exercise-during-coronavirus-crisis-183070.html>

In conclusion, this is about local community, future generations, retaining our green space and infrastructure without even considering other complex issues. We are so close to the Emergency Services in New Broughton, i.e. ambulance services and fire services that are already struggling with the traffic congestion, including staff just getting to and from their work place. The housing estate I live on, Gatewen Village is next to the field that is being applied for more housing. Gatewen Village cannot already cope with heavy rainfall leading to excess flooding which is already causing extensive sewerage issues. We just cannot cope with any additional housing.

We are not quite clear over the actual points of appeal by Glyndwr University over the refusal of the housing plans but the main concern for them appears to be sell the New Broughton site to developers to raise money for campus improvements. Glyndwr is putting profit above community. We need to respect and cherish what we have in our village. It's ours, please understand.

We would also hope that due to the Corona Virus Outbreak that the Appeal for New Broughton Residents/ interested parties could be extended from the current date of 08.04.20 to approx. 6 months later.

Finally, as per the original attached letter form Wrexham Council dated 17.03.20, we would like to request a copy of the appeal decision letter. Please email to either of our contacts stated at the top of this letter or please post to our address.

Many thanks for taking our concerns into consideration when making your decision.

If you have any queries please do not hesitate to contact us.

Yours sincerely

Mr. & Mrs. Neal Begg

THE OWNER/OCCUPIER
16
OAKFIELD COURT
NEW BROUGHTON
WREXHAM
LL11 6ER

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2018/0674
18 March 2020
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990 Section 78 Appeal

I refer to my previous correspondence in relation to the appeal and wish to inform you that the appeal is to be decided on the basis of a Hearing and determined by a Planning Inspector and not by the Welsh Ministers as my original letter stated.

If you have any queries please contact the above named on the details shown above.

Yours sincerely



Lawrence Isted
Prif Swyddog Cynllunio a Rheoleiddio Chief Officer Planning & Regulatory

THE OWNER/OCCUPIER

16

OAKFIELD COURT
NEW BROUGHTON
WREXHAM
LL11 6ER



Eich Cyf/ Your Ref
Ein Cyf/ Our Ref
Dyddiad/ Date
Gofynner am/ Ask for
Rhif Union/ Direct
Dial
E-bost/ E-mail

P/2018 /0674
17/03/2020
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Town and Country Planning Act 1990

Section 78 Appeal at: , LAND NORTH OF GATEWEN ROAD, NEW BROUGHTON, WREXHAM,

Dear Sir/Madam,

I am writing to inform you that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and will be determined by the Welsh Ministers rather than a Planning Inspector.

The appeal follows this Council's determination of the application. The appeal is to be decided on the basis of a Hearing which will be led by a Planning Inspector who will prepare a report which will be forwarded to the Welsh Ministers for their determination.

As an interested party/neighbouring occupier, you may wish to make representations in connection with this appeal to The Planning Inspectorate.

Any comments from consultees following the original application for permission (unless they are expressly confidential), will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any additional comments you should do so within **four weeks of the start date** shown overleaf. If any representations are submitted after the deadline, they will not be seen by the Inspector and they will be returned. Please note any comments you make must not exceed 3000 words.

The address for The Planning Inspectorate is:-
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

Alternatively you may make your comments by e-mail to: wales@planninginspectorate.gov.uk

The "Guide to taking part in planning appeals" can also be viewed using the following link
www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess

Please note that if you wish to receive a copy of the appeal decision letter, please inform the Planning Inspectorate of this when you write to them.

Planning References:

P 2018 0674

Site Address:

LAND NORTH OF GATEWEN ROAD
NEW BROUGHTON
WREXHAM

Site Description:

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, UP TO 112 DWELLINGS
TOGETHER WITH VEHICULAR / PEDESTRIAN ACCESS FROM GATEWEN ROAD, OPEN
SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE AND OTHER RELATED
INFRASTRUCTURE

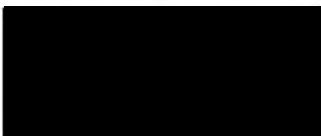
Welsh Government Ref/Planning Inspectorate ref: H6955/A/19/3238474

Start Date: 11/03/2020

Appellant's Name: Glyndwr University

If you have any further queries regarding the above please do not hesitate to contact the above named officer.

Yours sincerely



Lawrence Isted
Prif Swyddog Cynllunio a Rheoleiddio
Chief Officer Planning & Regulatory

Receipt

DYNO

A Hand Services Ltd
Unit F6, Halesfield 23,
Telford, Shropshire, TF7 4NY
Tel: 01952 684755

Job No. [REDACTED]

No: 1203

1124120

Date

8 6 19

A/C No.

[REDACTED]

Site No.

[REDACTED]

Order No.

[REDACTED]

For payment instructions, please
refer to Payment Advice below

The Dyno-Rod and Dyno-Plumbing services are provided by Dyno's own
staff and by franchisees. Dyno-Rod Limited (Registered in England &
Wales with registered number 1046906). Registered office: Millstream,
Maidenhead Road, Windsor, Berkshire, SL4 5GD.

Customer Address (or account)

Name Begey
Address 16 Oakfield Court
Town Wrexham County Wrexham
Post Code LL11 6ER Telephone [REDACTED]

Site Address (if different)

Name [REDACTED] Name of Organisation [REDACTED]
Address [REDACTED]
Town [REDACTED] County [REDACTED]
Post Code [REDACTED] Telephone [REDACTED]

Quotation
Reference

Quotation
Date

(24 hour)

Time of Arrival

14:45

Total Time of Job

00:30

Time of Completion

15:15

Engineer No.

[REDACTED]

DESCRIPTION OF WORK

investigated cause of wc backing up found to be
Blocked in main up Street passed to Welsh water

Raid 8/6

Please tick appropriate box

☐ Plumbing ☒ Domestic ☐ Municipal
☒ Drains ☐ Commercial ☐ Construction
☐ Industrial

Customer Signature

PLEASE PRINT NAME

Fiona Begey

Labour Excl. VAT

Materials Excl. VAT

Admin Charge (if applicable)

Net Value

VAT (Rate %)

Total Due

£

£

£

£



The Dyno service is provided by Dyno's own staff and by franchisees.
Distribution WHITE: Customer Copy YELLOW: DYNO/Franchisee Copy

A British Gas company

Payment Advice

Cash

BACS

Cheque

Credit/Debit Card



Amount Due

By BACS -

Barclays Bank
Sort Code: 20-77-85
Account No: 03695204

Payment Methods:

by Credit/Debit Card:
please call:
A Hand Services Ltd on 01952 684755

by Cheque:
Cheques made payable and sent to:
A Hand Services Ltd, Unit F6, Halesfield 23,
Telford, Shropshire, TF7 4NY

Account No.

Order No.

Invoice No.

Cheque/Authorisation No.

Payment terms: Immediately for domestic and 28 days for commercial customers.

Payment to any other body or person or address other than that shown on this remittance does not satisfy this debt.

DYNO

Engineer Signature

Date

Our Reference Number: [REDACTED]

Date: 26-10-19 Time: 17.45

We called today to:

Blockage

Brian / John

Called today

If you need to call us back please contact us on:
01745 405991 (24 hour)

What next?

☒ We've finished the work, you don't need to do anything else.

☐ We'll contact you to discuss what happens next.

☐ We'll return to complete further work.

Notes:

☐ Further information attached.



Contact us: dwrcymru.com | 01745 405991
Happy with our service? Nominate a team or individual for a Diolch Award at dwrcymru.com

Our Reference Number: [REDACTED]

Date: 17.11.19 Time: 22:50

NEW JOB NUMBER



Dŵr Cymru
Welsh Water

We called today to:

Blockage

Harry / Russ

Called today

If you need to call us back please contact us on:
01745 405991 (24 hour)

What next?

- ☐ We've finished the work, you don't need to do anything else.
- ☐ We'll contact you to discuss what happens next.
- ☐ We'll return to complete further work.

Notes: pumps down

- ☐ Further information attached.



Contact us: dwrcymru.com | 01745 405991

Happy with our service? Nominate a team or individual for a Diolch Award at dwrcymru.com

Our Reference Number: [redacted]
Date: 29/02 Time: 1730

We called today to:

A Reported Potential internal flood

Ryan

Called today

What next?

- ☐ We've finished the work, you don't need to do anything else.
- ☒ We'll contact you to discuss what happens next.
- ☒ We'll return to complete further work.



Notes:

- ☐ Further information attached.

