

From: [REDACTED]
To: [Wales](#)
Subject: App ref P/2018/0674 Glyndwr Building Proposals, New Broughton, Wrexham
Date: 18 March 2020 11:58:56

Good morning

I have just received a notification that Glyndwr University are appealing regarding the above.

As a family living on Gatewen Road, we have huge concerns about the proposals, which I outline below;

- Residential development of up to 112 dwellings
 - We bought our house partially as it was so close to open space and is a very pleasant outlook from our home. We can already see the other development of Gatewen Village from our house, which we were also told would not cause any disruption.
- Vehicular access
 - As mentioned above, the development of the already existing Gatewen Village development has caused a huge surge in traffic in the area, especially on Gatewen Road, on which we live.
 - I have previously written to the council to ask that additional parking be made available for us either by making the pavement on our side of the road smaller, thereby creating a parking lay by, or to create another parking lay-by opposite our property, as has been done slightly further down the road on Gatewen Road. Both suggestions were rejected, with the councillor responsible not even bothering to respond themselves, having a junior respond. The response was basically that they had spent significant sums on traffic assessment in the area, resulting in speed bumps and the 20 mph zone, which is outside our home.
 - We do not understand, given how busy Gatewen Road is already, that there is already a roundabout to access Gatewen Village, plus a side roads joining onto Gatewen Road, how vehicular access from Gatewen Road via another junction could ever be deemed as safe?
 - It is already a daily health hazard trying to park our vehicles outside our homes and enter / exit the vehicles, with vehicles speeding and travelling very close to our vehicles, often causing damage to resident's vehicles.
- Pedestrian access
 - Given the points noted above re vehicles, we are unsure how the safety of pedestrians could be guaranteed on this already extremely busy road.
 - To add in another entrance for pedestrians would be inviting a serious accident.
 - We have already viewed a number of near misses where people are crossing to the existing park with their children and pets. Adding more traffic to this already dangerous situation would, in our opinion, be disregarding the health and safety of the public, along with the authorities disregarding their responsibilities.
- The letter notes 'other related infrastructure'.
 - Does this include adding more spaces at doctor's surgeries and school places, along with consideration of the environmental impact not only that the placing of houses may have on the area and outlook, but the environmental impact of additional vehicle emissions?

- We can only just about get medical appointments in local surgeries and have waited 4 weeks before now to get an appointment. How will infrastructure cope with this?
- Just down the road there is now in place a 50 mph speed limit to restrict emissions. How will speed limits be dealt with to reduce emissions near our existing homes if the development goes ahead.
- If there are also homes placed on the field on Mold Road, how many new houses would that be, and how much extra traffic, pollution and demands on existing infrastructure.
- The traffic down into Wrexham from Gatewen Road which then joins traffic leaving the hospital, can result in us taking more than 45 minutes to reach Sainsbury's roundabout. How will adding more homes and vehicles to this already congested area be dealt with?
- Having appointments at the Maelor Hospital [REDACTED] I have on occasion found it difficult to get to the hospital in time for appointments. How will extra traffic help this?
- Does the already existing congestion in this area not already contradict what is trying to be achieved by the supposed 50 mph emissions reductions nearby? How can adding to this in such close proximity even be considered?
- What about the capacity at the already over busy and stretched to the limit Maelor Hospital? How will this be affected.
- In relation to schools, how will local schools cope with a surge in residents?
- Welsh
 - What about places at Welsh Language schools? If residents have a right to access Welsh schools for their children, how will this be managed to support the Welsh Government's plan to have more Welsh speakers by 2030 and also to support the Welsh Language Standards (which are legislation)?
 - Is the Local authority aware that it has sent out a letter today to residents only in English, when the requirement on public bodies in Wales is to correspond bilingually, Welsh first?
 - Will any developer appointed be compliant with Welsh Language Standards to their fullest extent?
- There are also animals residing on the field.
 - Although we acknowledge the owners of the field do have rights to do certain things, surely we should be supporting green spaces, not only for the existing animals residing on the field, but for our neighbourhoods and children to enjoy.
 - Can you confirm that no specially protected wildlife reside within the area planned for the proposed building works?
 - It would be very disappointing, before, or if the planning permission is granted, for any developer to use bird nets to deter any wildlife from residing in the area, to support any theory of there not being protected wildlife already residing on the land.

My family would kindly request that our health and safety and that of others is paramount here. As stated above, it is already a daily danger just trying to get in and out of the car outside our own home.

Despite the proposals probably being very lucrative for the University, perhaps they should have considered their longer term strategy in terms of income for reinvestment before considering selling off green spaces to fund their inept planning for their future development.

We know this is not the only space that there are issues with that are currently owned by the University affecting Northop and Dean Road, to name but 2 others.

We write hopefully that the relevant authorities will take into consideration the views of everyone in the village affected by this before thinking of granting approval.

Kindest regards

Donna Pritchard
Resident of Gatewen Road