

Cerys Jones

From: Mared Rees-Jones
Sent: 13 March 2020 15:02
To: planning_admin
Subject: FW: Prposed residential development - Land adjacent to Greenacres, Bottom Road, Summerhill - P/2020/0151
Attachments: Gwersyllt BR46.pdf

Please add PROW plan to file

From: Sean Hanratty
Sent: 13 March 2020 14:59
To: Mared Rees-Jones
Subject: RE: Prposed residential development - Land adjacent to Greenacres, Bottom Road, Summerhill - P/2020/0151

Hi Mared

Please find attached a plan showing bridleway 46 in relation to the development.

Sean

From: Mared Rees-Jones
Sent: 13 March 2020 12:32
To: Sean Hanratty
Subject: RE: Prposed residential development - Land adjacent to Greenacres, Bottom Road, Summerhill - P/2020/0151

Hi Sean

Thanks for your comments on this – do you have a map showing the location of Bridleway 46? I can't find it on the DevC Mapping System.

Mared

From: Sean Hanratty
Sent: 12 March 2020 17:04
To: Mared Rees-Jones
Subject: Prposed residential development - Land adjacent to Greenacres, Bottom Road, Summerhill - P/2020/0151

Hi Mared

The public open space element of this development abuts Gwersyllt footpath 9. I note that a new hedge is proposed around the perimeter of the public open space. I would request that the section of hedge running parallel to footpath 9 is planted 2 metres in from the current fence line to ensure that when the hedge matures, it does not unduly interfere with footpath 9.

With regard to the suggested footpath link between Gwersyllt 9 and Gwersyllt 46, I consider this has the potential to be problematical. The existing hedge on the eastern boundary of the proposed development is over 6 feet high in places and if the boundary fences/hedges along plots 21, 22, and 31 are of a similar height an alleyway effect will be created. As well as being less pleasant to use, such enclosed routes behind or alongside houses can be a source of

antisocial behaviour. There is also no guarantee that the land to the north would be given planning consent in the future so the path may end up as a cul-de-sac.

Perhaps a better option would be to allow access to footpath 9 at the south eastern corner of the development and create a surfaced path across the public open space to meet the estate roadway running north/south. Part of this roadway will have a footway alongside and whilst not ideal, I consider the roadway would provide a better link for pedestrians through to Gwersyllt 46.

Regards

Sean Hanratty

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