

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/19/3227191

DETAILS OF THE CASE

Appeal Reference APP/H6955/A/19/3227191

Appeal By MR STEPHEN MCKINLAY

Site Address
Oakdale, Pant Lane
Gresford
Wrexham
LL12 8HB

SENDER DETAILS

Name MR HYWEL BELLIS-JONES

Address
1 The Conifers Pant lane
Gresford
WREXHAM
LL12 8HU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I wish to support WCBC rejection of this planning application. I make the following points. On page 22 Para 11.17 HPS state that Maes Y Pant is a local green space and not of a scale which would generate significant levels of vehicular traffic and pedestrian movements on Pant Lane". I am totally astonished at these comments, which sadly reflect a certain ignorance of material facts and his lack of local knowledge makes me wonder whether he knows what he is talking about. Our house is adjacent to Maes y Pant and I can confirm that this Country Park comprising of some 65/70 acres is extremely busy and popular both with local footfall and traffic from within and outside the area. The car park is frequently full to capacity, with cars having to park along Pant Lane itself as well as directly opposite our cull de sac, forcing us when turning right onto the opposite side of the road, perilously close to the blind bend. I note from an appendix that according to a survey conducted between Dec 11th to 17th 2018, it showed a lowly average of some 1207 cars per week, 85% of which were within the speed limit. In the depths of winter I would expect traffic numbers to be considerably down, it certainly does not reflect the annual average traffic flow. In winter months, Pant Lane is adversely affected by frost, resulting in patches of black ice. It concerns me that some 15% of cars in mid winter are driving on possible black ice into a blind bend in excess of the 30mph speed limit. Another problem on Pant Lane are people visiting someone living in one of the bungalows on the opposite side to Oakdale and parking on the road, close to, or actually on the blind bend itself. It again means a driver has to precariously navigate his/her way past these vehicles on the wrong side of the road and possibly facing on coming traffic. Both my wife and I have experienced a couple of near collisions on this stretch of road. If two new houses are to be built on the Oakdale site this will further aggravate an already treacherous situation. The sharpness of this particular bend coupled with a lack of limited visibility and further restricted by various garden trees and shrubs.

I urge you, please do not approve this Planning Permission. This lane already suffers with too much, delivery parking, visitor parking, Maes Y Pant parking, and speeding cars, all this on what is, a narrow lane with a really nasty blind bend.