

Susan Davies

From: Sharon Williams
Sent: 10 July 2019 08:25
To: Susan Davies
Subject: FW: Section 78 Appeal, Oakdale, Pant Lane, Gresford, Wrexham.

Sue please could you put this on the file as appeal third party reps P/2018/0713

From: clerkgresford [<mailto:clerkgresford@gmail.com>]
Sent: 08 July 2019 20:55
To: Sharon Williams; wales@planninginspectorate.gov.uk
Subject: Section 78 Appeal, Oakdale, Pant Lane, Gresford, Wrexham.

To Planning Inspectorate (Wales)

I refer to the Section 78 Appeal, concerning Oakdale, Pant Lane, Gresford, Wrexham.(P/2019/0713) I write on behalf of Gresford Community Council, who originally raised objections to this proposal via the Planning Department at Wrexham Council last August 2018.

The Council wish to reiterate their original concerns which are as follows:

i. Concerns were raised about the lack of parking for the dwelling that this will create , causing cars to potentially be parked on the roadway. It was also felt important to provide screening at the front. Primarily the concerns were around the appropriateness of the proposal , given that the properties nearby are all bungalows.

The Community Council would also like to take this opportunity to raise further concerns with the Planning Inspectorate, given the current Appeal process. These comments are as follows:

- i- The access would not provide sufficient visibility on the bends on this road.This is quite a busy secondary route in the village serving a large number of properties.
- ii- The space around the proposed dwellings would be very restricted and would not be appropriate in this area. There would be an appearance of, and actual, over- development.
- iii- The proposed dwellings are too close to each other and to the boundary. One of the dwellings would be very close to the boundary with Maes Y Pant (a Tree and Nature conservation area), and any occupants would have little privacy as this would be right on the public walkway up to the boundaries of the woodland space. There have already been complaints form occupants of properties neighboring Maes y pant, and this could be exacerbated and particularly for occupants of the proposed dwelling.

I trust that this email format is acceptable , and would be grateful if you would include these comments in your consideration of the Appeal.

yours sincerely

S Baxter
Clerk to Gresford Community Council
Telephone 07470 631184

Please note the Clerk's working week and availability is Monday and Thursday 9am - 5pm, Tuesdays 8.30am- 11.30am, and Wednesday 2.30 pm - 5.30pm. If you leave a voicemail message outside of these times , I will contact you as soon as I am next in work.

Following the introduction of new General Data Protection Regulations (replacing the Data Protect Act from May 2018), this notice is to inform you that the information the Community Council holds about you will consist of information you have provided to us, which could include your name and address, together with your telephone number(s) and email address if you have provided them. This information will be used solely for the purpose of Gresford Community Council communicating with you. The Council does not share this information with any other person or organisation and will hold it only for as long as it is needed. If you are content for this situation to continue, you do not need to do anything further at the moment. If you wish the Council to delete your personal data, please let me know.