

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ



The Oaks
Tyn-y-Cestyll Road
Glyn Ceiriog
Nr Llangollen
LL20 7NL
Date 7/11/17.

Ref H6955/A/17/3186100, LAND WEST OF CAE PLAS TEG GLYNCEIRIOG WREXHAM.

I refer to the above appeal for the development of two houses at Glynceiriog.

The Inspectors reasons for refusal are wholly correct and I would ask that, as nothing has been changed or amended from the original application that the Inspector rejects this appeal .

1. The Inspector pointed out that the site was outside the Building line. All the pictures of houses submitted in support of this appeal have all been built within the building line, and just because their house designs are similar does not make a sufficient argument to overrule this fundamental point and allow the development.
2. The two houses would be in full view of at least 90 % of the village. The evidence that has been submitted to imply that these houses would blend into the topography and not be seen above Cae Plas Teg is not correct. The two houses shown as adjoining the site are in fact well below them. Additionally one of the photographs submitted in the appeal document actually demonstrates this fact quite clearly. The picture has been taken close to the fence of No 4 and shows a panoramic view of the village of Glynceiriog, and the proposed houses will be another 20 meters up the hill, so could be seen clearly above the houses on Cae Plas Teg from anywhere from the bridge by the school right up to the roundabout outside the Glyn Valley Hotel .
3. A big issue seems to be the Passive House status, in that the appeal allows planning decisions to be ruled in favour for such a house. However this criteria isn't claimed, but inferred as being achieved for these designs, so this avenue should be rejected for consideration on this appeal.

I hope that the Inspector confirms their earlier conclusion, and supports both Wrexham County Borough Council and the local Ceiriog Community Council, and rejects this appeal.
Yours faithfully
John Warren

