

Karen Thorley

From:
Sent: 16 April 2019 10:50
To: Karen Thorley
Subject: FW: Building proposal consultation - Objection

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Sent: 15 April 2019 18:33
To: Info <info@brenigconstruction.co.uk>
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I am writing you to object to the proposed development on land at Blast Road, Brymbo, Wrexham, LL115BB.

There are a number of issues I believe support my objection.

1. The land was many years ago gifted to the children of Brymbo on which to play, this field was maintained for a number of years as a number of cut pitches, whilst now overgrown the children in the area still use this field to play.
2. The field has always been a haven for local wildlife, this includes badgers, foxes, newts and toads to name but a few, there are also bats roosting in the established houses adjacent. There does not appear to have been sufficient environmental impact studies to appropriately measure the detrimental impact building will have on the site and beyond.
3. There is a distinct lack of local amenities, including access to local shops, schools, doctors etc the extra strain the new residents will add to these amenities is not reflected within this development.
4. There does not appear to have been a fair and consistent approach to access to the field/development area. I say this as a number of local residents approached the Authority some years ago to gain access for off road parking and were categorically refused access as it was deemed unsafe, with insufficient distance from other junctions, restricted visibility and the proposed visual splay is I believe inadequate and raises significant concern on the grounds of health and safety, where will children and indeed adults cross the junction safely as the blast road has a single pavement. The school bus stop was previously based between the current junction and the proposed new entrance this was relocated for health and safety reasons after a number of accidents on the bend in the road.
5. The infrastructure in particular drainage and sewers are already overloaded and inadequate for the houses, there does not appear to have any consideration given to the impact on current residents.
6. Residents homes currently back onto open space, a number of residents have maintained the immediate area within the development site in order to enhance their properties. This development with its proposed 8 foot fence immediately adjacent to the current properties raises a number of questions.
 - a) who will maintain this fence, will both sides be maintained, what assurances can you offer residents with this boundary issue.
 - b) this fence is effectively altering the current magnificent views that these properties have enjoyed since construction, given this what compensation are you proposing to offer the residents whose home values are no doubt going to decrease as a result of your proposals.
 - c) how will current residents have access to their own boundary fences ?

As you can see there are a significant number of questions that appear to have been bypassed or indeed not considered at all.

There are also a number of a firm areas of objection that I will summarise:

Health and safety concerns corns regarding access off the blast road

Environmental impact on wildlife

Removal of valued green space

Insufficient local amenities

Devalued properties

Views/ outlooks changed irrevocably.

I look forward to your responses, and hope that significant assessments of the impact of such a development are given adequate consideration . I will object to any proposal to build in this location.