

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
CARDIFF,
CF10 3NQ



Heather Rise,
3. Cae Plas Teg,
GLYN CEIRIOG,
Llangollen,
LL20 7NJ
14th November 2017

**Re: PLANNING REFERENCE P2017 0358 – WELSH GOVERNMENT REF/PLANNING
INSPECTORATE REF: H6955/A/17/3186100 – 2 DWELLINGS AND NEW ACCESS LAND WEST
OF CAE PLAS TEG, TYN Y CESTYLL ROAD, GLYN CEIRIOG**

The above application was originally rejected by the L.A. (Wrexham County Borough) and the Welsh Assembly Government (on appeal) in August 2016.

My main contention then **and now**, is that the proposed application is outside of the Development Plan Zone, and is situated within an SLA, therefore the appeal should be dismissed without hesitation, on this basis alone. Nevertheless, in order to support my assertion, I would also ask that you take the following into consideration.

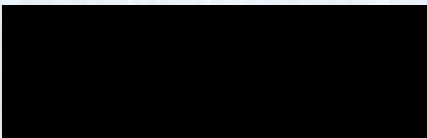
- There is no shortage of housing stock for sale/rent within Glyn Ceiriog in a wide range of prices and specifications when browsing estate agents websites. Consequently, there is no perceived 'need' for the proposed development. Whilst the appellant sees the need to focus on a supposed lack of a 5 year supply of housing land within the County Borough – **this is not applicable to the local needs of the Glyn Ceiriog Community.**
- The appellants arguments regarding sustainability and the apparent vast array of employment opportunities within the locality are pure fabrication. Some of the parties mentioned in Appendix 6 of the appellants appeal statement are not in business, and certainly the vast majority are not openly advertising employment opportunities. Such possibilities are extremely rare. The vast majority of people in the valley have to work away from the area, or are retired.
- Allowing this development to continue **in any shape or form** would set a dangerous precedent, and encourage the appellant to further develop the remainder of the land in question, which would be frankly disastrous for this beautiful hillside.
- The risk of flooding and drainage is one that the appeal statement has dismissed as 'no outstanding issues', which borders on contempt for the residents of Cae Plas Teg. There is a spring that arises from the proposed site, part of which runs through my

property via a culvert and drainage system. Any changes made to the path of the spring could have an adverse effect on the drainage system, thereby increasing the flooding risk to ourselves, and other houses nearby. Properties in Cae Plas Teg have had their garages flooded in the past, thereby causing increased concerns such as flood damage, insurance costs etc.

- The damaging effect to the wildlife and their habitats on this beautiful hillside need to be considered.
- The public path that skirts the proposed development would be severely compromised in terms of the views that are afforded to its users.
- The increased traffic associated with the development, and any potential residential vehicles, would cause further risk to the residents of Cae Plas Teg and their vehicles, along with the risk to walkers who use the hill. **It is too steep and too narrow for this development to take place, and I would take issue with the L.A.'s Service Manager Environment on this aspect.**
- When the Development Plan is updated there is no doubt that the SLA will remain in place on the site in question as common sense will prevail!
- This application has already been rejected by the Community Council and Local Authority in two versions and by yourselves, on appeal in August 2016. It would appear that the concept of this application does not meet local requirements, and is therefore invalid.
- I am very proud of where I live (having lived at 'Heather Rise' for over 20 years), and therefore am extremely concerned regarding the negative effect this proposal would have on the value of my property (and of course the values of the other houses in the immediate area). I would have to seriously consider pursuing claims for any monies lost in terms of values and costs (insurance, possible flood damage etc) from responsible parties.

I am extremely concerned regarding this application and subsequent appeal. Consequently, I respectfully request that you carefully consider the objections raised here and reject the appeal.

Yours sincerely,

A black rectangular box redacting the signature of W.D.D. Williams.

W.D.D. Williams

14th November 2017

P.S – MAY I PLEASE REQUEST A COPY OF THE APPEAL DECISION LETTER