

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff,
CF10 3NQ.



1, Cae Plas Teg,
Glyn Ceiriog,
Llangollen,
LL20 7NJ.
8/11/17.

Re: H6955 / A / 17 / 3186100.

Land west of Cae Plas Teg, Glyn Ceiriog, Llangollen.

With reference to the above appeal for the development of two houses off Tyn y Cestyll Road Glyn Ceiriog.

The Inspectors reason for refusal are correct and we 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 have all been built within that building line.
2. The two houses would be in full view of at least 90% of the village and would not blend in with the topography of the area as they are situated well above the level of Cae Plas Teg, thus making them clearly visible.
3. It should also be noted that there are a number of natural springs that emanate from that hillside, two of which pass close to our boundary. Should excavation for foundations for these properties interfere with the springs serious flooding could engulf our properties. This could bring forth serious costs and litigation.

It would be fortuitous if any of your Planning Inspectorate could visit the sight and actually see for themselves the true position of these houses, and not be misled by the photographs already submitted. We enclose two photographs taken from our house, 1 Cae Plas Teg, to show how visible these houses will be.

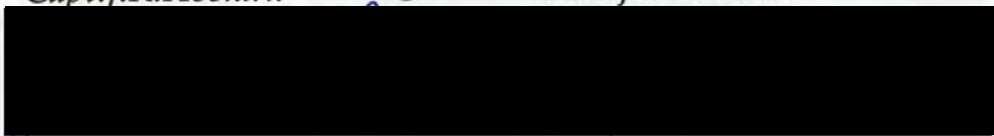
We hope that the Inspector supports the earlier conclusion by both Wrexham County Borough Council and the Ceiriog Community council and rejects this appeal.

Yours faithfully,

Capt. J.R. Hobkirk

&

Mrs J.B. Hobkirk



Marker post.

Proposed site.

Now
CAE PLAS TRG



