

From: **sharon jones** [REDACTED]
Date: Mon, Dec 5, 2016 at 12:36 AM
Subject: Re: H6955/A/16/316/1155 P/2016/0225-Land West of Bryn Offa, Fennant Road, Ponciau, Wrexham
To: wales@pins.gsi.gov.uk

Miss Sharon M Jones
1 Bryn Offa
Fennant Road
Ponciau
Wrexham
LL14 1PL

2 December, 2016

Dear Sir/Madam,

Re: H6955/A/16/3161155 P/2016/0225 - Land West of Bryn Offa, Fennant Road, Ponciau, Wrexham.

I am writing in response to the Planning Application Appeal for the above. I am the resident of number 1 Bryn Offa, Fennant Road, Ponciau, Wrexham. LL14 1PL, My objections to this Appeal are as follows:

Description of the Development:

The Application this time is in a different name, from the previous two. First one Francis McGuire, second one, Margaret McGuire and the present appeal name is that of Bridget McGuire. Please could you explain why this is.

Appeal Site Address:

This site is a green belt, and for Agricultural Purpose only. Please check Council Historical records to confirm.

Preferred Procedure:

It will be absolutely necessary for the Inspector to visit the Site, as the site is bordered on three sides by Leylandi Conifers, and on the fourth side by private gardens. The adjoining fields are private, therefore an Inspectorate visit will be necessary.

The flooding is currently noticeable and has been all through the Summer. The flooding comes right down and through the surrounding fields. The area has always been flooded, particularly during the Winter months. As a resident of Number One Bryn Offa, and my

elderly Father at Number 2, it is evident that the surface water runs downs the gardens onto the paddock, including natural springs.

Below: Fennant Fields: evidence of Flooding during the month of June, 2016

I

This picture below shows the paddock to the right of the public footpath, where the flood water can be clearly seen flowing from the proposed Travellers Site onto the Public Footpath on the fields, where it builds up.

The picture below shows the piping that has been put in place by previous owner, to release some excess water from the proposed Travellers Site into the privately owned fields.

In addition, there are air shafts connected to underground tunnels within proposed Travellers site, and the surrounding area from the old mining industry. These are no longer pumped out, and in view of the wet nature of the ground this could make the ground unstable.

Access to the Paddock:

As a regular user of the road both as a child and adult, I have become aware of the increase of volume of traffic, and how dangerous it has become.

The road is a regular route for Bus Services, busy morning School route for vehicles, Child pedestrians on route to the local Primary and Secondary Schools within the village. Fennant

Road, can be seen as a 'link road' between Ponciau, Rhosllanerchygog, Penycae and Wrexham Surrounding areas.

Picture below shows that there is only a short length of pavement on the road up to Ponciau, which narrows and seizes before the entrance to the proposed Travellers site, and 'dog-leg'. (please see picture below). Picture shows Proposed Travellers Site to the left, slightly further up from Public Footpath Sign. My House is visible at the top and my garden ends on the entrance to the proposed Travellers Site.

Over the years there have been many vehicle and pedestrian accidents on Fennant Road, it is difficult and sometimes impossible for two vehicles to pass. Any further access onto the road would increase the hazards for users. I do not think that any change to the opening would improve safety to road users or occupants of the site.

Previous Land Usage:

The site has never been in domestic use nor used by caravans, in addition, conveyances on this property forbid this. The current owners agreed to these conveyances when they purchased the property, in 2014.

The previous owner, planted numerous 'Leylandi Trees' in and around the paddock, to the detriment of old established hedgerows. The garden previously in the ownership of number 3 Bryn Offa, would appear now to have been attached to the proposed Travellers site. This garden also subject to conveyances, lay between gardens number 1, 2 and 4 Bryn Offa. Occupants of Bryn Offa have never been made aware of any change of use for this land. Part of the gardens of numbers 2 and 4 have been altered to increase the area of the paddock, by the previous owner, without permission. This now enables trees, static caravans and parking spaces to encroach on these properties.

Historical and Ecological:

The site is on Offas Dyke is of Historical and Ecological interest and it should be preserved as part of the heritage of Wales, and the local area.

The whole of this valley, from Stryt Las to Pentre Bychan, and any development of the site I feel will disturb the natural habitat of the field. The marshy nature of the areas makes it an ideal breeding ground, and living space for: Great Newts, Palm Newts, Toads, Dragon Flies, and Wild Ducks, and Coots and Moorehens. These have been recently observed by residents and visitors. The local flora like encourages the present of Slow Worms, and Herens which are also frequent visitors. In dry periods it is a popular route for walkers, right through to Pentre Bychan.

The proposed Travellers Site is part of a Green area formed by Offa's Dyke on one side and Ponciau on the other, which forms a natural division between the two communities, allowing them each, their own identity.

Furthermore, I am concerned about the proposed drainage system the Travellers plan to use. This will obviously have to be emptied regularly, or maintained. This will mean large vehicles in and out of the narrow entrance on a very narrow busy road, used again by public transport in addition large coaches back and to from local Secondary School, Ysgol y Grango.

Finally, I would like to challenge the 'statements' in the applicants 'Design and Access Document, (item 10)', 2016., and in my opinion, the development does not provide amenities for the local people, or improve their environment. It would impact on the surrounding environment and street scene and the access would be disadvantageous.

Yours faithfully,

Miss Sharon M Jones















