

To The Planning Inspectorate, Crown Bldgs, Cathays Park, Cardiff. CF 10 3NQ.



From. Mrs. J. Mattocks, 4 Bryn Offa, Fennant Rd. Ponciau, Wrexham. LL14 1PL.

And, Mrs. M. Sweeney, Holmlea, Wrexham Rd. Pentre Bychan, Nr. Johnstown, Wrexham. LL14 1PE.

Tel [REDACTED] 15.12..16

Ref, Section 78 Appeal at Land West of Bryn Offa, Fennant Rd., Ponciau, Wrexham

Mrs. Sweeney is my sister. She lives close by on the Wrexham Rd. on the other side of Offa's Dyke from me. She would be adversely affected by the proposed development of a Gypsy/Traveller site on the Paddock (as the field is known). She spends a lot of her time with me due to my having been unwell recently. We have therefore made a joint objection to the Appeal.

Our Objections made to the Planning Application for the Change of Use, previously made to Wrexham County Borough Council on 6th June 2016 at which time Permission was refused are enclosed, and we would confirm that these objections are still strongly held by us.

We would also like to bring the following points to your attention

1. Application for Planning Permission for the same site in 2015. (attachment (1A)).

Application made for Planning Permission in 2016 (attachment 1B)

As may be seen from the above numbered attachments, the size of the planned site (which is the subject of the Appeal) has doubled since 2015 and in several particulars eg. Sewage disposal, to name but one, has altered.

If the Appeal should be allowed, could it be a sign of a precedent to encourage further requests for an enlargement of the site, and open the door for further development over the rest of the green area?

The proposed introduction of this type of development is not in keeping with the present local housing. It is an intrusion into an open green space, which has been left as a 'green wedge', undeveloped. see (National Regional Policy Doc. 2002 6.3 page 24) Quote 'There is a need to maintain a belt of countryside free from development to help enhance Community Identity and visually frame settlements. Green barriers have proved successful in achieving this objective in the past. Known as a 'Green Lung' the present form of the Paddock conforms with this recommendation and allows each local community to keep its own special character and not to be absorbed into one undefined conurbation.

A reduction in the value of neighbouring properties is feared. It has already started and several owners have removed their properties from sale.

Moreover the site is 'OUT OF THE LOCAL SETTLEMENT AREA'.

2. ENVIRONMENT.

The proposed site is patently unfit for residential purposes due to its propensity to flooding – see (Natural Resources Wales Flood Risk maps attached 2a and 2b) It was June 2016 when the flood water finally disappeared from the surface of the Paddock and surrounding fields

It is not surprising that water drains into this valley as it lies between the bottom of Offa's Dyke – which is where the Paddock is situated – and the rising ground towards Ponciau. There is a long history of flooding on this site and along the valley (witness the lake which has developed beside Stryt Las). Older residents confirm that this was always a regular happening. see (attachment No. In Submission to Planning Officer) an e-mail sent from a person living in America reminiscing about their childhood experiences)

See also attached photographs of the area 2016. Nos. 1-3.

The Paddock is at the bottom of Offa's Dyke, a Welsh and World Heritage Site, and has always been a green field. It was until recently part of the adjoining meadow. It belonged to the small farm in the ownership of Mr. Owen, at No. 7 Bryn Offa as was the rest of Bryn Offa. It is one of the few parts of the Dyke visible locally to walkers and visitors. It should be respected and treasured for future generations. Bryn Offa, formerly Bryn yr Owen, is part of local history.

It is to be expected that the Wild Life should be of a similar nature all along the valley. Great Crested and Palmate newts, and Toads, Wild Ducks and Coots and many insects breed in the damp conditions. Many other types of Wild life abound. Herons visit and wild birds nest in the surrounding trees and bushes. (see attached submissions to Wrexham Planning.)

Old mining tunnels run under the Paddock and along the valley which have no doubt collapsed after many years of disuse and not being pumped out since the mines closed. Reports in old newspapers, to be seen in the local Library show that the old mines had problems with flooding and associated deaths. Old air shafts are still visible. All of this could make the land susceptible to subsidence.

The number of hard standing places envisaged for residents and visitors could prevent water from being absorbed into the soil and affect the habitat generally'

An Ecological and Habitat Survey would seem to be necessary before a decision is reached.

3.PUBLIC ROAD PASSING THE SITE/ACCESS.

Fennant Rd.twists and turns –it is narrow ,rises and falls steeply.Visibility is poor..There are no pavements for pedestrians, apart from a very short narrow stretch on the lefthand side of the road on the crown of the first rise from the Wrexham Rd.There are certainly none opposite or alongside the site as stated in in Appellants Appeal Document..In fact the road narrows at the 'dog leg'on to which the gates to the Paddock open.This access was given permission by Wrexham Planning in 1992,to Mr.and Mrs. D.Williams for'Occasional Limited Access for Agricultural Purposes Only'.This restriction has never been altered to our knowledge,

Buses,coaches,large lorries,tractors taxis,as well as cars motorbikes and bicycles also schoolchildren make this a very busy and perilous road never intended for the amount of traffic by which it is currently used. Entry to the Paddock by additional vehicles ,which could include mobile Traveller caravans and other vehicles belonging to the residents as well as those of their anticipated visitors from home and overseas,would put them and other road users at considerable risk and inconvenience.

An attempt has been made to take about 18ft. From the bottom of the garden of No.3 into the Paddock to increase it's size,seemingly to provide 'hard standing.This makes an intrusion into the gardens of Nos,2 and 4.The recently planted Leylandii have been allowed to grow.They are unsightly and not native to the countryside..Certainly not generally accepted as being environmentally friendly.

4.BIO-DISC.For the treatment of domestic waste and sewage.

The use of this equipment raises questions as to it's suitability regarding Health and Safety in this location,depending as it does on precise management.The use of soakaway drainage of residual water after treatment on to an already wet area could cause problematic issues regarding the installation of a Bio-Disc or similar equipment

5.Remarks Regarding Answers Given By The Appellant On The Planning Appeal Form.

Page 1 of 6.-D)Should be YES.the Appeal site is within a greenbelt (GREEN WEDGE OR GREEN LUNG).

Should be YES. Dampness and the encouragement to an increase in the numbers of Gnats ,mosquitos and midges,

The access on to Fennant Rd.(see.No.3.Access Comments)

Page 2 of 6.G. (1a).Should be NO.

(1b)Should be YES.

Page 3 of 6

3 Part 2 AGRICULTURAL HOLDINGS

(a)should not be ticked as this piece of land has always been agricultural as confirmed by it having been given ' occasional access for agricultural purposes only'.

(b).Should be ticked as it is an agricultural holding supported by the purchase price of £8,000 in 2014 and all Covenants agreed to at that time.

Page 4 of 6.

L.Additional Information-

Flooding is an issue .see NATIONAL RESOURCES WALES FLOOD RISK MAPS (2a and 2battached)

Although not designated (ANOB)it is nevertheless on Offa's Dyke and home to special protected creatures

The site does lie within a 'Green Wedge'and outside the local Development area

Relating to our objections ,we are strongly of the opinion that this site is completely unsuitable for human habitation given it's location.We trust that there will be a close inspection of the site and surrounding area,together with close attention to this document and to others previously submitted to WCBC Planning Dept.

Signed

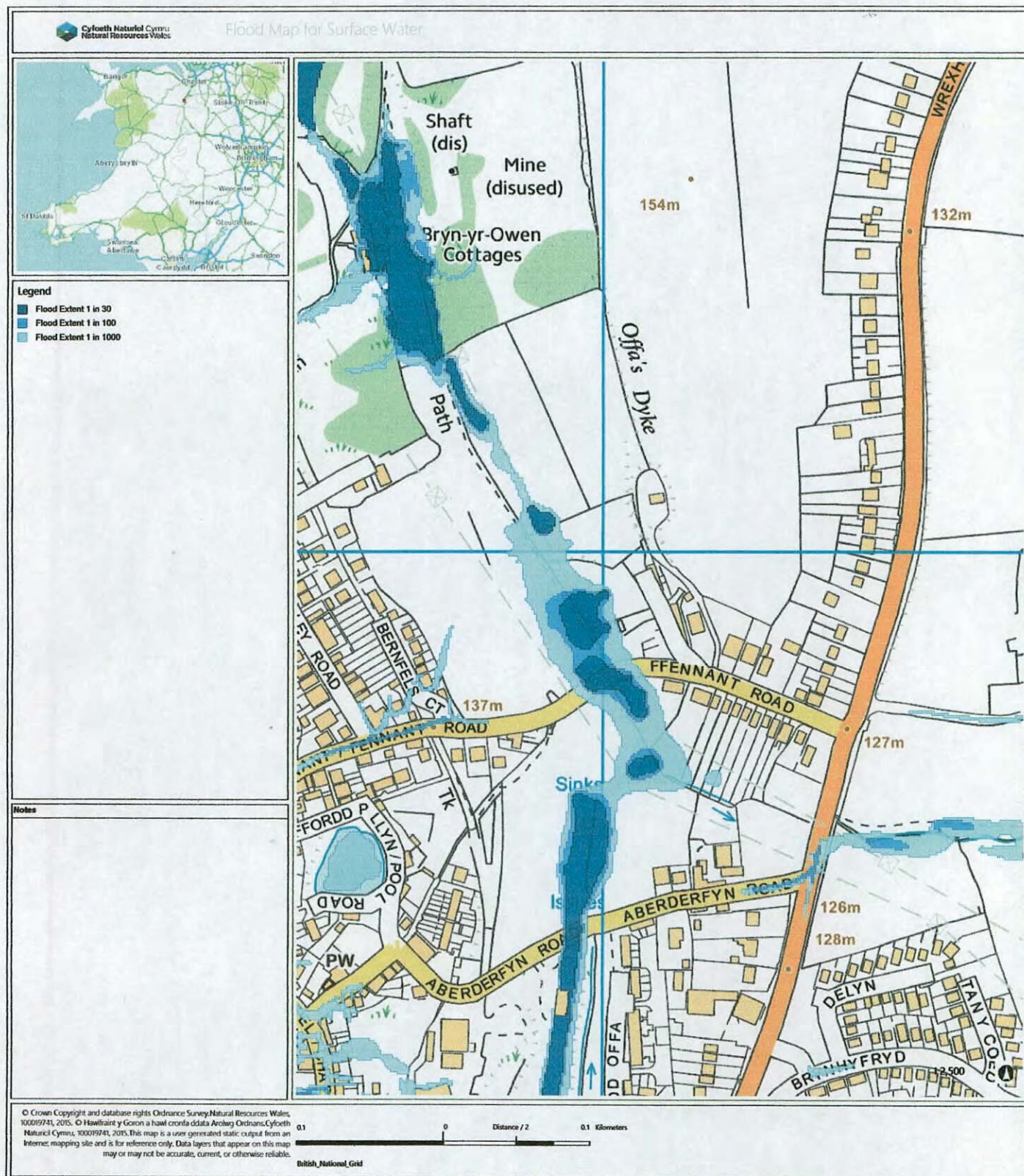


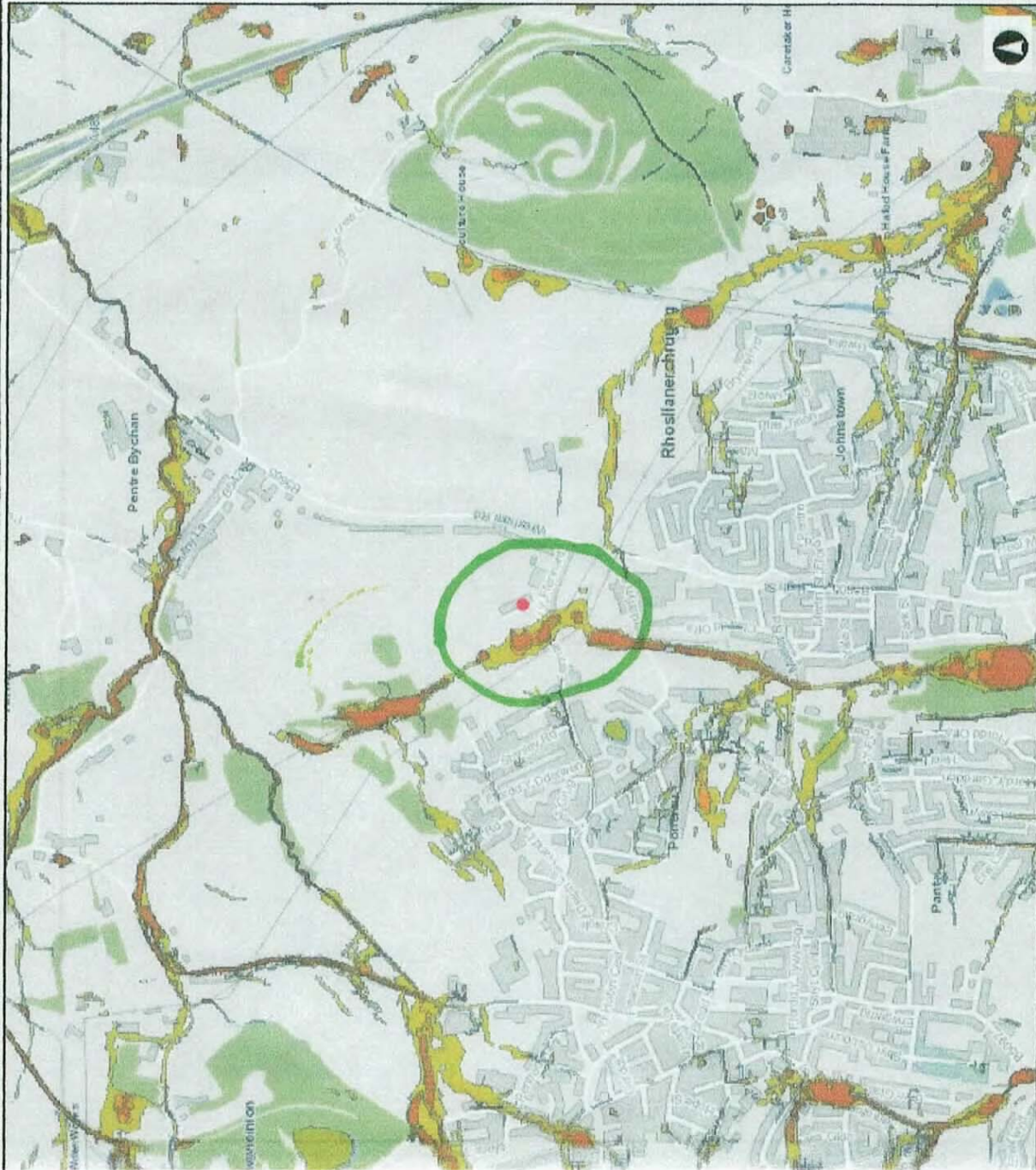
JEAN MATTOCKS



MARY R.SWEENEY

I WOULD APPRECIATE A COPY OF THE APPEAL DECISION LETTER





PART OF FLOOD AREA



FLOODING LATE SPRING 2016

FLOODING LATE SPRING 2016

PART OF FLOOD AREA



PART OF FLOOD AREA



FLOODING LATE SPRING 2016



(Picture one)

ENTRANCE FROM
FENNANT ROAD

ADDENDUM TO OBJECTIONS

These are four further objections which my sister and I feel are relevant:-

1).Footpath/Right of Way.

There is a Right of Way close to the proposed site which runs along the western perimeter towards Bersham. Additional vehicles exiting and entering the site should be taken into account when considering the safety of road users. Over the past Winter the footpath was flooded, making it unusable.

2).Flooding.

In the early 2000's sheep owned by the resident of No.3 Bryn Offa, Mr.C.Whitear, who was the then owner of the Paddock, were in great distress because of surface water. DEFRA were called in by me and the animals were removed, but one, if not two of them were found to have drowned.

There was a Court case, which was reported in the local paper. Unfortunately it has not been possible to obtain a copy of the article as copies have not been kept from that time. However local residents remember the incident, and I do very well.

3).Power Lines. It should be of importance that the Inspectors are made aware of the two sets of High voltage cables which run to the West of the site, one of which belongs to the National Grid. One set of the cables skirts very close, if not over part of the site. (see copy of map attached showing the route taken by the cables).

4).Offa's Dyke. See copy of map from 1912, of the area under Appeal showing the route Offa's Dyke takes, and footpaths (attached).



15-12-12.

PYLON ROUTES MARKED

H.M. LAND REGISTRY

TITLE NUMBER

WA 556130

ORDNANCE SURVEY
PLAN REFERENCE

SJ 2946/2947
SJ 3046/3047

Scale
1/ 2500

~~COUNTY~~ CLWYD

ADMINISTRATIVE AREA

~~DISTRICT~~ WREXHAM MAELOR

WREXHAM
WREGSAM

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NOTE. AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



UNMARKED MAP FOR COMPARISON. (1 of 2)

H.M. LAND REGISTRY

TITLE NUMBER

WA 556130

(WA 556130)

~~ORDNANCE SURVEY
PLAN REFERENCE~~

SJ 2946/2947

SJ 3046/3047

Scale

1 / 2500

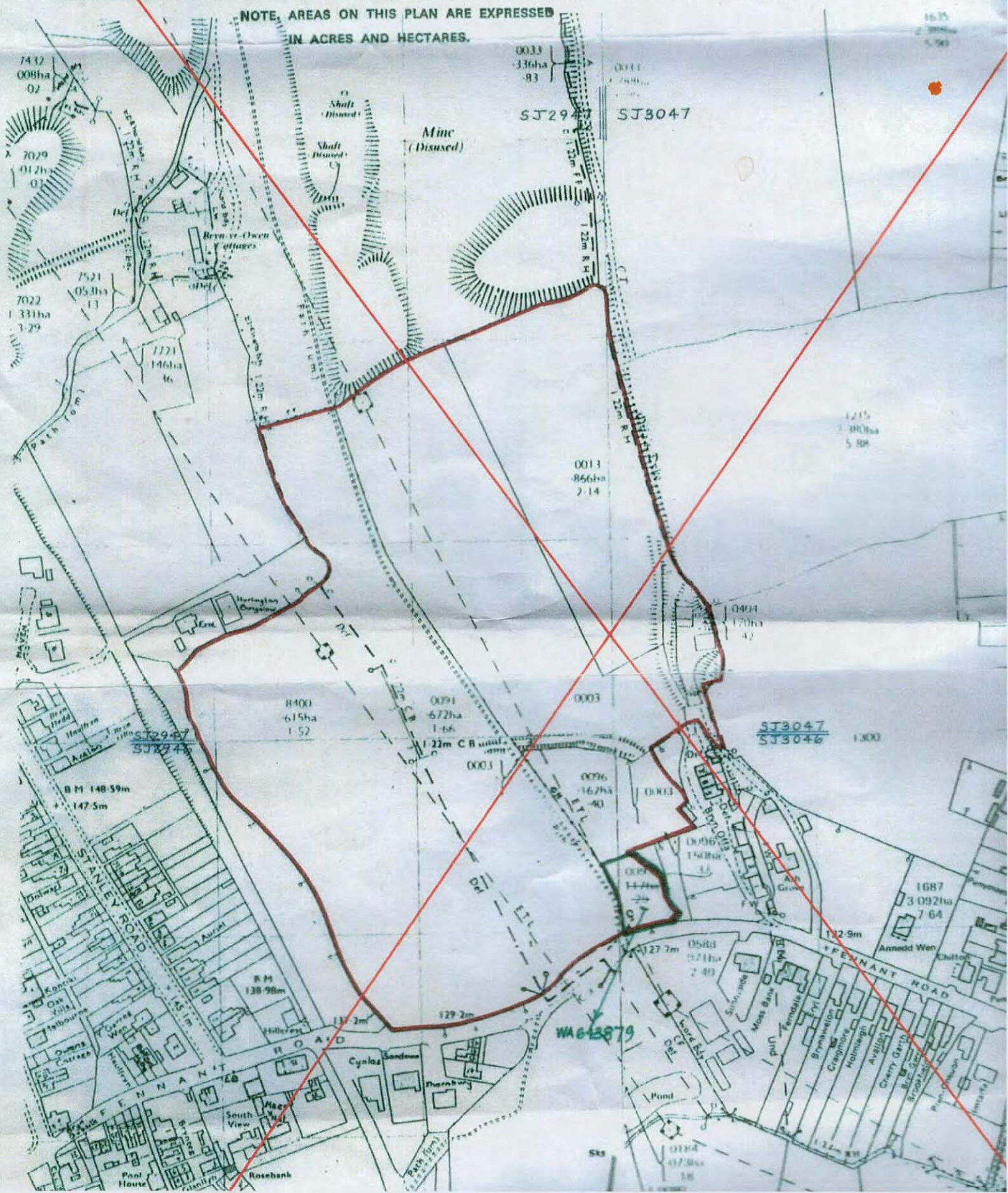
~~COUNTY~~ CLAYD

ADMINISTRATIVE AREA

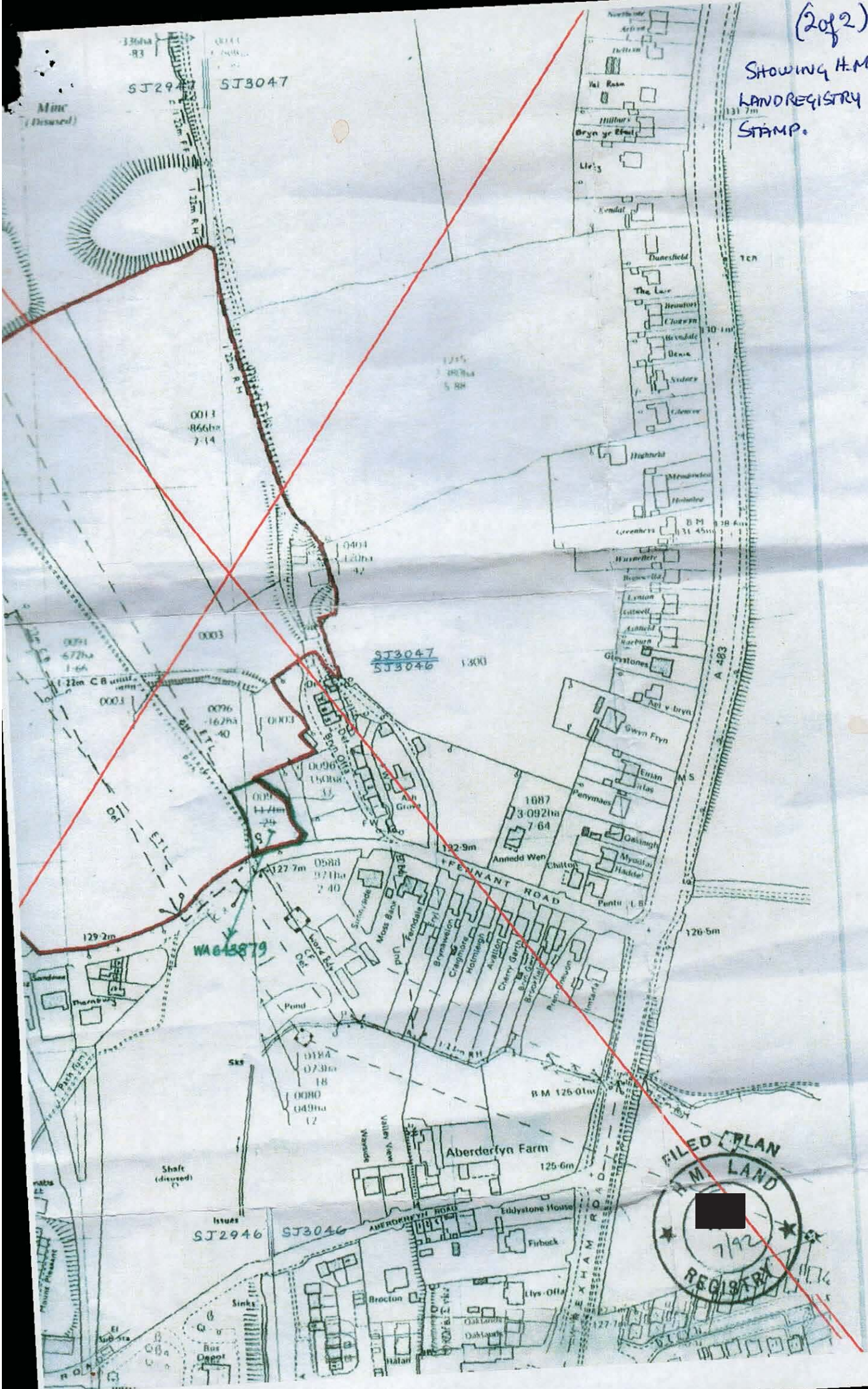
~~DISTRICT WREXHAM MAELOR~~

WREXHAM
WREGSAM

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SHOWING H.M.
LAND REGISTRY
STAMP.



298, 330, 383.
Welshum Above, 671, 681, 689, 675.
Welshum Below, 42.

MAP DATED 2012
SHOWING ROUTE OF
OFFA'S DYKE

DENBIGHSHIRE SHEET XX



To-Planning Dept. Wrexham Council,
Lord St.Wrexham.

COPY
COPY FOR INFORMATION

For The Attention of Planning Officer Mr.P.Forster

From Mrs.J.Mattocks

4.Bryn Offa,Fennant Rd.

Ponciau,Wrexham.LL141PL

RE.Planning Application,P/2016/0225.

I am writing to you in response to the notice dated 14,3,16. of a further planning application for a change of use of the 'Land West Of Bryn Offa,Ponciau' known as 'The Paddock' Applicant Mrs.B.McGuire.

My objections to the development proposed are as follows:-

1a), Access to the Paddock from Fennant Rd.was granted by the Local Planning Dept.for 'Occasional Use For' Agricultural Purpose Only', early in the 1990's, to Mr, and Mrs.D.Williams the then owners.Until now there has been no regular usage of any kind.The current application implies there will be regular usage at all and any time by pedestrians and various types of vehicle.

This access is in a particularly dangerous part of Fennant Rd.It opens at the bottom of a steep slope which narrows into a 'dog leg'and then curves up a steep hill into Ponciau .

Regular use of the opening could be the cause of accidents and congestion,particularly as the road has become very heavily used over recent years by traffic both ways.

Fennant Rd. Is a 'through road', linking Wrexham,Johnstown,Ponciau,Rhos,Penycae and surrounding areas.

It carries large vehicles such as buses,coaches,lorries,large articulated lorries,tractors,domestic cars,and taxis,motorcycles,and cycles as well as pedestrians including school children

b)The pavement, mentioned in the application papers on the opposite side of the road to the Paddock is very short ,tapering off to nothing before the entrance, as it narrows into the 'dog leg'turn.

c) Widening the opening to the Paddock would not, I believe, improve the safety or visibility to current road users, or indeed, for proposed occupants /visitors to the site.

d). There have been accidents and near misses in the past to pedestrians and vehicles caused by the configuration of Fennant Rd.

The road twists and turns from top to bottom, sometimes narrowing, which makes it difficult for vehicles to pass, and at times in the case of larger ones, impossible. In my opinion any further regular access on to the road would increase the possibility of accidents.

2 .Comments and Objections to the Proposed Change of Use of the Paddock

a) The change of use for which the application is now being made has been increased more than 100% to the one made in 2015(P/2015/0203).see attachments 1A,1B,1C for comparison

b) The Paddock has always been a Greenfield agricultural site as is recorded on old maps held in the Records office in Wrexham Museum. Any suggestion of it being a brown field site is inaccurate

c) The site has never been used as a caravan site nor for residential purposes. The previous owner illegally parked some small metal containers on the land and was ordered by the Council to remove them. He was allowed six weeks to do so. He sold the house (No.3 Bryn Offa) but retained the garden and Paddock in 21/1/2010 as shown on attachment No.3 Whilst still in possession of these he planted a large number of Leylandii around both sites, some sectioning off parts of the Paddock and garden. They have grown large rapidly as is the nature of this particular plant.

I queried the planting of this species with the Environmental Dept., in Wrexham and was Told I could complain if they grew sufficiently large to cause a problem.

d) I would further wish to bring to your notice that on the plans submitted by the applicant it would seem that the garden, previously attached to No.3 Bryn Offa is now included as part of the Paddock (see attachments Nos.2. and 3 for comparison). No notice of Change of Use has been received by the residents of Bryn Offa. Its use has always been strictly as a garden. It is sandwiched between the gardens of Nos,2 and 4 Bryn Offa (see attachment b No.2)

e) a) There are Covenants to both the Paddock and the gardens which limit their use for anything more than Agricultural (Paddock) and domestic purposes (garden). The recognition of these Covenants was made and signed for by the present owners when they purchased the Paddock and garden in 2014. (see attachment No.4)

f) There is also an agreement with the Electricity Board in existence regarding the high voltage cables connected to the adjacent pylons, which pass over the Paddock.

3. History and Ecology of the Site.

a) The proposed development/change of use is on land which is at the bottom of Offa's Dyke. This part of the Dyke is one of the few which are visible in this area and should be respected and preserved as an important monument related to the heritage of Wales and the immediate locality. The valley, which extends geologically from Stryt Las in Johnstown/Rhos to Pentre Bychan, is rich in wild life and is of Ecological, Historical and Industrial Archaeological interest.

b) Any development of the site is, in my opinion, bound to disturb the habitat of the creatures which live and breed there.

The marshy nature of the area encourages the presence of Great Crested and Palmate Newts, Toads, Frogs and Dragonflies. Wild Ducks, Coots and Moorhens have recently been observed breeding there. Slowworms, Common Grass Snakes, and Lizards have been seen.

Numerous types of birds nest and live there and herons are frequent visitors.

c) As before mentioned the ground is, and has always been prone to flooding and is marshy. Probably below the water table in parts. (see attachment No.5.)

d) Underground there are tunnels leading from the old Bryn yr Owen colliery with connected air shafts. They ceased to be pumped out years ago. Flooding and gases were always a problem when they were in use (related records may be seen in Wrexham Museum Records Dept.,) The danger of subsidence is always a present possibility.

e) The Paddock is in a valley formed by Offa's Dyke on one side and Ponciau on the other from which water drains naturally creating what are in effect water meadows. The grazing land between the two communities ie. Rhos/Ponciau and Esclusham is a natural green separation - 'GREEN Lung' - which allows each its own identity.

4. General Comments.

Contrary to the statement in the applicants' Design and Access document (Item No.10) the development provides no amenities for the local people and does not improve their environment. Furthermore it is untrue to say the site would have 'no impact' on the surrounding community or 'street scene'. It is my opinion that the reverse would be the outcome.

The suggestion of it being a 'brown field' site is inaccurate.

Finally I would suggest that it would helpful and informative if anyone unfamiliar with Fennant Rd. and the surrounding area paid it a visit.

I also think that the Local Authorities ,who would be open to appropriate regulation ,not private individuals, should be responsible for the provision of Traveller sites .They should then manage and oversee them for the benefit of Travellers and the whole local community

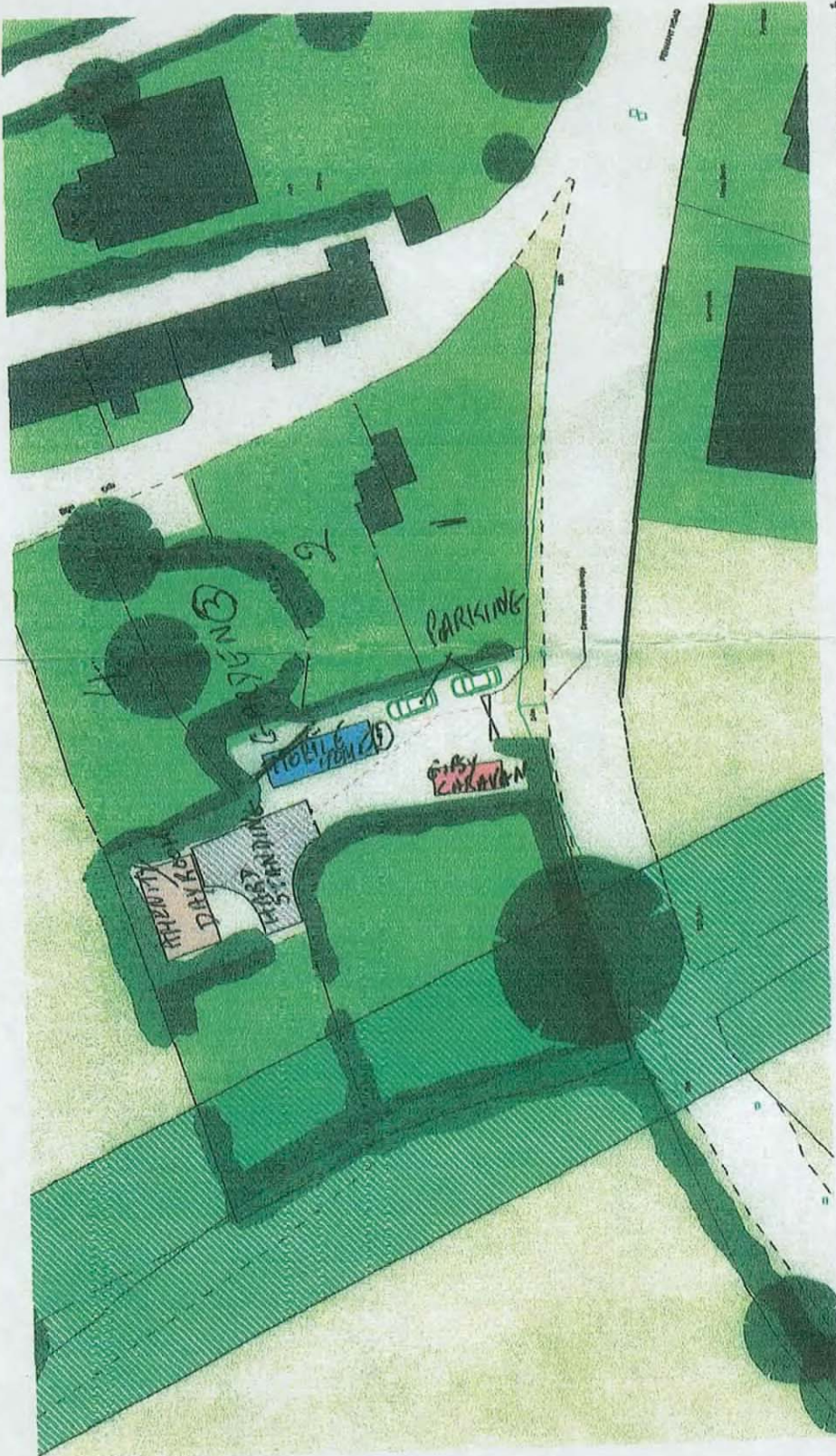
Thank you for reading my reasons for objecting to the proposed 'Change of Use 'and development of this piece of land.

Yours sincerely

A black rectangular box used to redact the signature of the sender.

Jean Mattocks.

WILSON

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Received 10/1/2001

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Jan	Feb	March	April

GreenPlanningStudio

Bernice McGillicuddy

Land at Farpoint Road, Boscawen, Wrexham

Author's address:

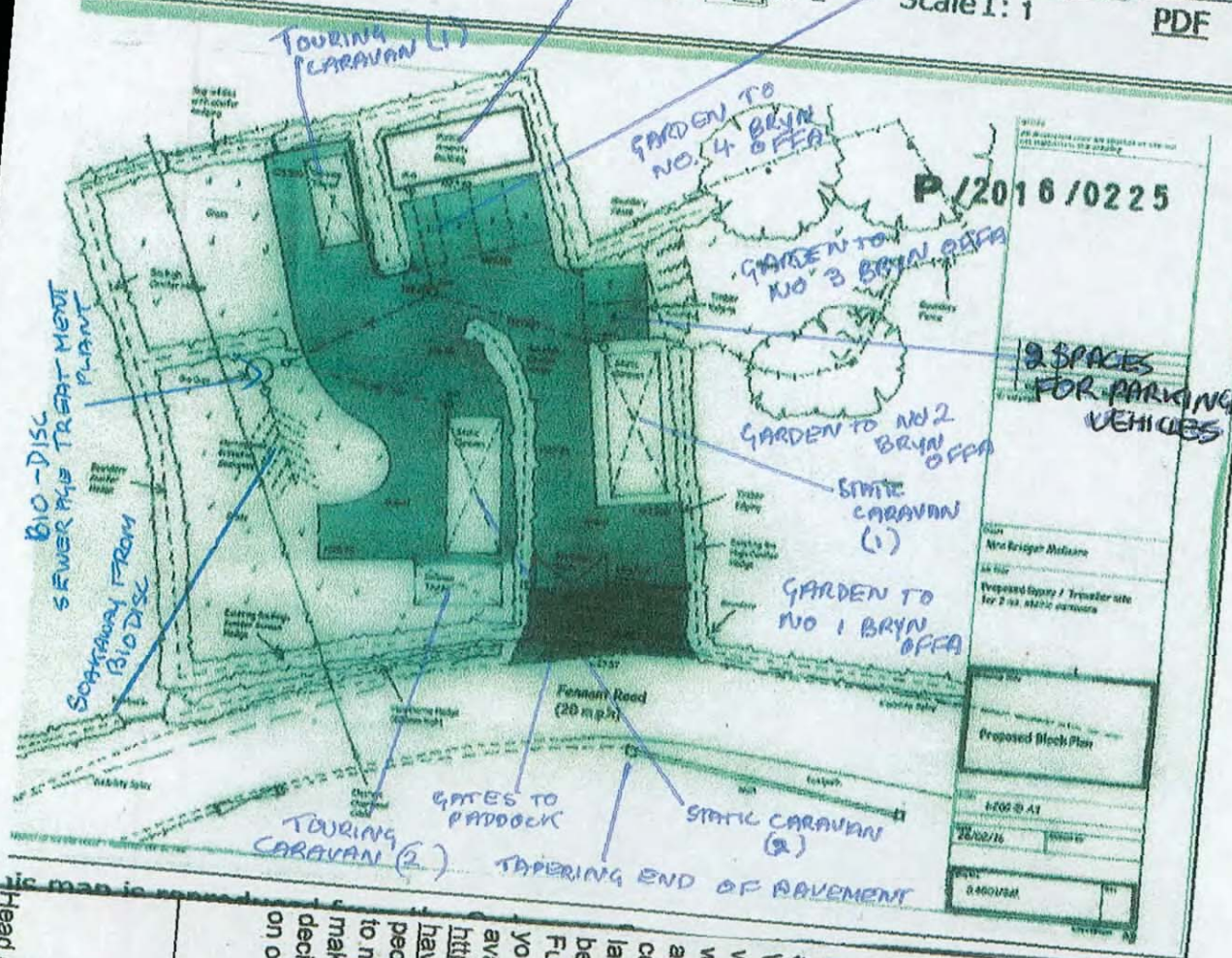
Proposed Site 1:200

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MOBILE
 AMENITY BUILDING

ATTACHMENT NO. 13
 ATTACHMENT NO. 13
 SPACES FOR PARKING VEHICLES

2016



I have received a planning application for development as described above. I would be interested to know whether you have any comments to make either in support or against the application before I make my decision. Full details, including a location plan, can be viewed on our website www.wrexham.gov.uk/plans or at our office in Contact Wrexham, 16 Lord Street, Wrexham LL11 1LG. After you have viewed the documents you can make any comments either online via the 'comments' button or to the Planning Case Officer whose details are shown above. We welcome correspondence in Welsh. We will respond to any correspondence in Welsh, which will not lead to a delay. The case officer will be able to help if you have any questions about any details of the application. Your comments, which should be received by us no later than 21 days from the date of this letter, will be placed on the file for anyone to read or copy. Further information about what will happen when you send your comments to the Council is available on our website http://www.wrexham.gov.uk/assets/pdfs/planning/your_say.pdf. You are welcome to tell other people about this letter and they will also be able to make their views known before the Council makes a decision. After the Council has made its decision, the Decision Notice will then be posted on our website, www.wrexham.gov.uk/plans.

COMMENTS DUE IN BY 4TH APRIL 2016

Head of Community Wellbeing and Development / P
 Lawrence Isted

The Decision displayed above
 Planning application determined
 Applicant may appeal against
 appoint a Planning Inspector

Your Ref/Eich Cyf
 Our Ref/Ein Cyf
 Date/Dyddiad
 Ask for/Gofynnwr am
 Direct Dial/Rhif Union
 E-mail/E-bost

P/2016/0225
 14/03/2016
 Philip Forster
 01978 298786
planning_comments@wrexham.gov.uk

1. An
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CHANGE OF USE OF LAND TO PROVIDE 2 NO. GYPSY / TRAVELLER PITCHES, ERECTION OF
 ANCILLARY MOBILE DAY ROOM / AMENITY BUILDING AND CONSTRUCTION OF HARD-STANDING
 AREA AND ACCESS
 1 AND WEST OF BRYN OFFA FENNANT ROAD BANGOR

COMPARISON BETWEEN PLANNING APPLICATIONS
MADE IN 2015 AND 2016

PLANNING APPLICATION - P/2015/0203

DATED - 2/04/2015

USE OF LAND FOR :-

- 1 - GYPSY/TRAVELLER PITCH
- 1 - ERECTION OF ANCILLARY/UTILITY/
DAY ROOM
- 1 - PITCH FOR A STATIONARY CARAVAN,
- PARKING SPACES FOR 2 VEHICLES
- CONNECTION TO MAIN DRAINS

PLANNING APPLICATION - P/2016/0225

DATED - 14/3/2016

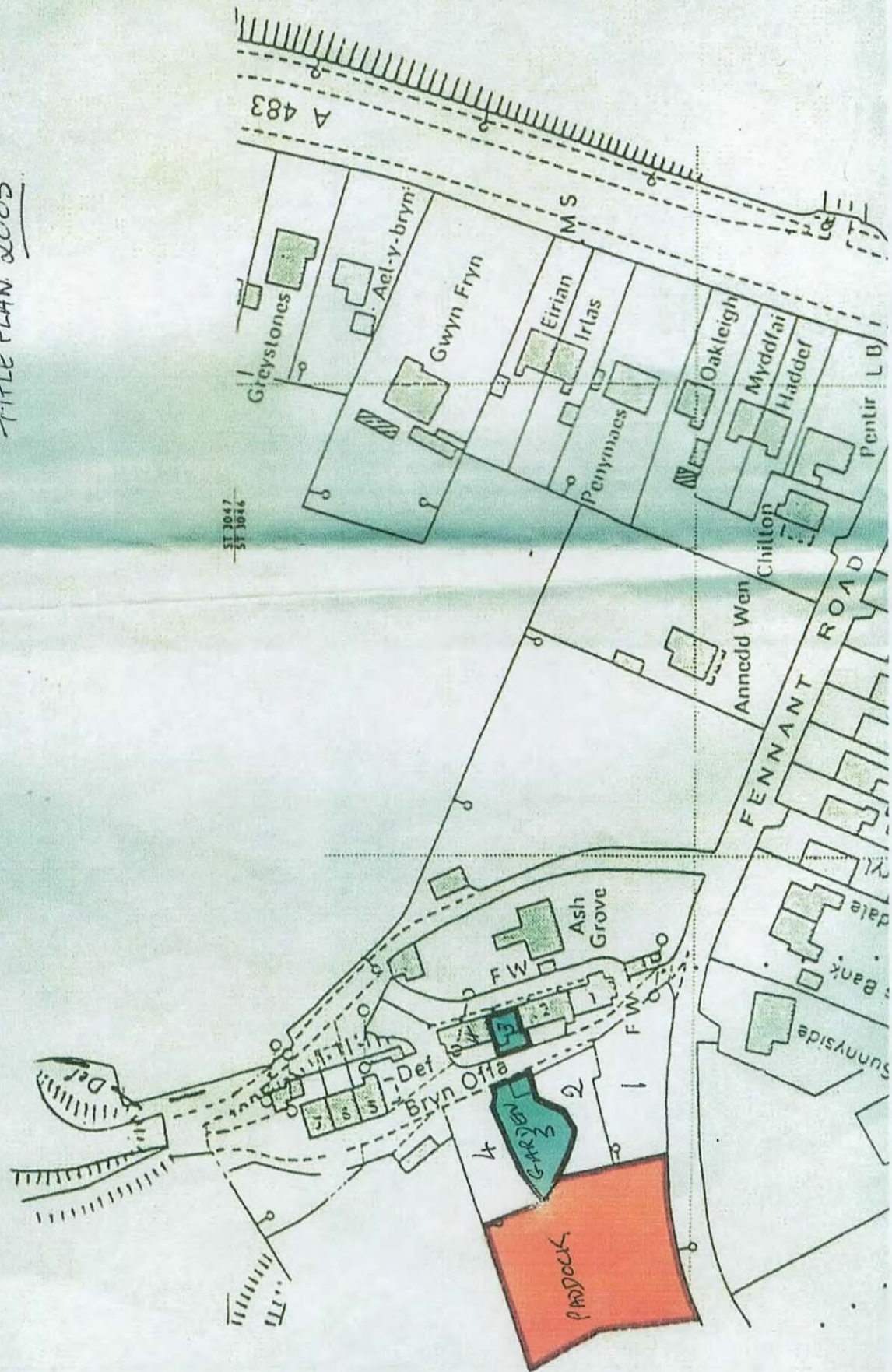
USE OF LAND FOR :-

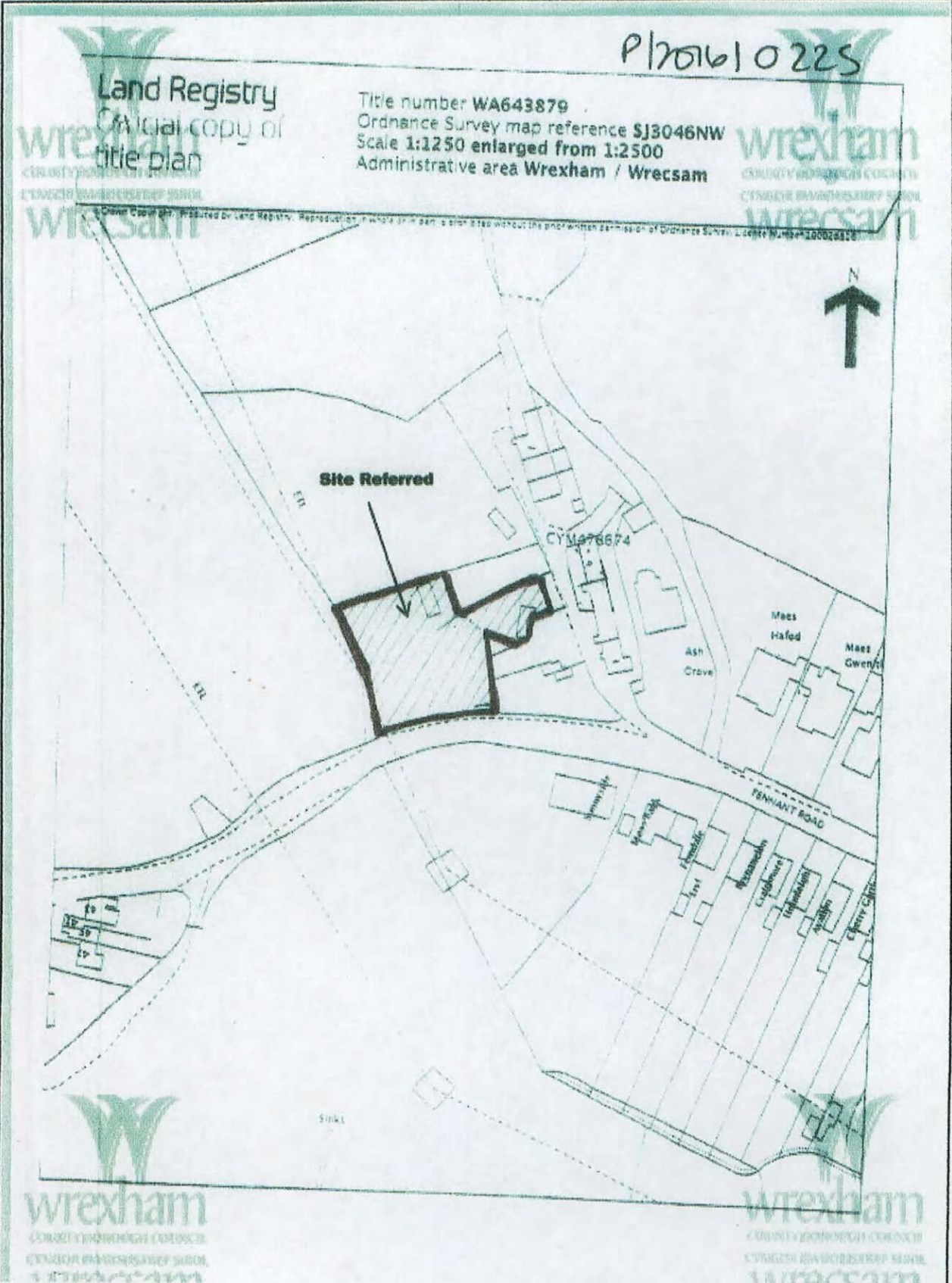
- 2 - GYPSY/TRAVELLER PITCHES.
- 2 - STATIC CARAVAN PITCHES
- 1 - ERECTION OF ANCILLARY
MOBILE DAY ROOM/AMENITY BUILDING
- PARKING SPACES FOR UPWARDS OF
6 VEHICLES
- BIO-DISC SEWERAGE TREATMENT
PLANT PLUS SOAKAWAY FROM BIO-DISC.
- DRAINAGE ACROSS THE SITE TO THE BIO-DISC
FROM MOBILE DAY ROOM AND BOTH STATIC
CARAVAN PITCHES
- ADDITIONAL HARDSTANDING
(COMMENT - IT IS UNCLEAR WHAT SURFACE
WATER HARVESTING INVOLVES).
- TARMACADUM. ACCESS APRON, KERBS,
PAVING, GULLEYS, WITHIN THE SITE.
- NEW PLANTING TO THE EAST.

①

LMT		TITLE NUMBER	
H.M. LAND REGISTRY		WA 643879	
ORDNANCE SURVEY PLAN REFERENCE	SJ 3046	SECTION	A
COUNTY CLWYD	DISTRICT WREXHAM MAELOR	Scale	1/1250 Enlarged from 1/2500
		© Crown copyright	

TITLE PLAN 2005





A: Property register continued / Parhad o'r gofrestr eiddo

- 4 (21.06.1988) The Conveyance dated 23 May 1985 referred to above contains a provision as to boundary structures.
- 5 (30.08.1990) The Conveyance dated 25 July 1990 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY agreed and declared that the Purchaser shall not be entitled to any right of easement of light or air or otherwise which would restrict or interfere in any way with the free user for building or for any other purchase of any adjoining land or neighbouring property of the Vendor"
- 6 (14.08.1992) The Transfer dated 11 May 1992 referred to in the Charges Register contains a provision as to light or air.
- 7 (29.01.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 8 (29.01.2010) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

B: Proprietorship register / Cofrestr perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute / Teitl llwyr

- 1 (26.08.2014) PROPRIETOR: BRIDGET MAGUIRE and KATHLEEN BERRY of 18 Caravan Site, Ruthin Road, Coedpoeth, Wrexham LL11 3BP.
- 2 (26.08.2014) The price stated to have been paid on 23 July 2014 was £8,000.
- 3 (26.08.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants and conditions contained or referred to in the title and of indemnity in respect thereof.

C: Charges register / Cofrestr arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 The land tinted pink on the filed plan is subject to the rights granted by a Deed dated 1 May 1967 made between (1) Charles Henry Owen and (2) Central Electricity Generating Board. The said Deed also contains restrictive covenants by the grantor.

NOTE 1: No colouring was shown on the plan supplied on first registration.

NOTE 2: Copy (without plan) filed under WA556130.

Excerpt from Title deeds to [unclear]
re Covenants.

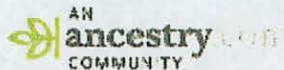
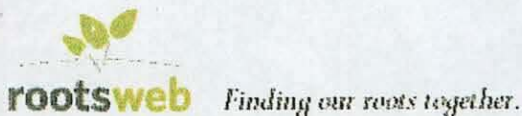
WILLIAM
Title No. 556130
dt. 11/5/1992

with the Transferor that they will at all times hereafter maintain in good and stock proof condition the fences separating the property hereby transferred from the land retained by the Transferor and from the land of adjoining owners

(2c) The Transferees and each of them with the intent and so as to bind so far as practicable the property hereby transferred into whosever hands the same may come and to benefit and protect the retained land of the Transferor shown edged orange on the plan attached hereto or any part thereof but not so as to render themselves personally liable for any breach of covenant committed after they have parted with all interest in the said land in respect of which such breach occurs HEREBY jointly and severally covenant with the Transferor that they the Transferees and their successors in title shall observe and perform the stipulations and restrictions in relation to the said property namely :-

- i. the Transferees and each of them shall not at anytime carry on or suffer to be carried on the property or any part thereof any trade of business whatsoever or permit the same to be used for any purpose other than a garden or pleasure ground;
- ii. the Transferees shall not permit or allow to be carried on any noisy offensive or dangerous trade or pursuit on the said property or any trade or pursuit which may be or become in anyway a nuisance annoyance or danger to the Transferor or her successors in title or to the owners and occupiers of any neighbouring property which may tend to depreciate the value thereof or any part thereof as a residential property

(3) IT IS HEREBY AGREED AND DECLARED that all quasi-easements and other rights in the nature of easements (if any) hitherto used and enjoyed over the adjoining land retained by the Transferor which would by reason of severance



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CLWYD-L Archives

Archiver > CLWYD > 2004-03 > 1078990261

From: Anthony Francis <[REDACTED]>
Subject: Re: [CLWYD] Re: Fennant
Date: Wed, 10 Mar 2004 23:31:01 -0800
References: <103130301bc731714d65d@[209.53.141.44]>
In-Reply-To: <009301c405bf\$04742730\$7600893e@seria>

Hi Jennifer,

Good point! I assume Moreton Above was a township in the parish of Ruabon. Folks here have recently discussed that Esclusham Below evolved from being a township in the parish of 1.Gresford, 2.Wrexham 3.Rhostyllen? - at dates which have quickly slipped my mind.

I presume that these two townships shared a border and I now wonder about its location near present-day Johnstown. Johnstown didn't exist in 1879. I am pretty sure that my personal records contain the words Esclusham Below because, as a kid, I used to ask where that was - and never did find it!

I must go rummaging through the storage boxes - now, where are they? I have a vague feeling that the stream/ditch at the end of our garden on Fennant Rd might have some significance.

That ditch is/was very interesting. It drained the water from the foot of Ponciau through the lowest point in a 1-2? mile long secondary ridge containing Offa's dike which faced Ponkey banks.

The valley between this ridge and Ponciau was always very wet & swampy. When we paddled our raft on the pond, it was through thick reeds.

Ian Edwards has posted a photo of the pond that has recently formed near the foot of Gutter Hill, somewhat further south of 'my' Fennant Rd pond. See <<http://www.wrexham.gov.uk/english/leisure/tourism/StrytLasPark.htm>>.

You realize that the natural drainage of this entire area has been modified by the construction of 1.the old Wrexham-Ruabon highway B5606 (previously A483) though Pentrebychan in perhaps the mid-1700s and 2.the old brickworks railway branches in perhaps the early 1800s.

The name Fennant sounds kind of 'welsh' and even more so when spelled Fynnant as it was on 1879 'old-maps', but was it simply a local 'english-welsh' combination of 'Fen' and 'Nant' denoting a 'marsh-brook'.

We used to have such fun building dams across it & playing in the water. It was only 2-3 feet wide and similar depth. Below us, east of the highway it looked more like a natural stream, rather than a drainage ditch. I wonder if our ditch was dug out to try to drain the swamp in order to stabilize the ground for the brickworks railway? What a barrier at the foot of Offa's dike it must have been before 'our ditch'.

Rising up on the opposite side of 'our' back garden ditch were the fields of Aberderfyn farm.

Perhaps 'our ditch' was the old 'mouth of the dike'?

Cheers, Tony

> Subject: Re: [CLWYD] Re: Fennant
> From: "Jennifer Bland-Roberts" <[REDACTED]>
> Date: Tue, 9 Mar 2004 10:09:39 -0000
> X-Mailing-List: <[REDACTED]> archive/latest/21909

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FROM:
FROM:

HOLMLEY
WREXHAM RD
Pentze Bychar,
Wrexham
LL14 1PE

2nd April 2016

To: Planning Office
Wrexham County Borough Council,
16, Lord Street
Wrexham
LL11 1L9.

For the attention of Mr. Philip Forster

Dear Sir,

Ref. P/2016/0225

I refer to Planning Application, reference above, regarding
change of use - land west of Bryn Affa, Fennant Road,
Ponciau.

I live close to Fennant Road and frequently visit my
sister, Mrs. Jean Mallocks, who lives at No 4,
Bryn Affa. I am in total agreement with all the points
she has made in her letter to you.

It is my opinion that any development of the Paddock
in question will have a very detrimental effect on
the safety of Fennant Road. As a road-user I know
very well that it is an extremely difficult road to
navigate. It twists and turns and the entrance to
the site is at a sharp 'dog-leg' which narrows at the
bottom of a hill before a steep climb.

Traffic is heavy for much of the day, being used by
large vehicles such as buses, lorries, large trucks etc.

There is no pavement for "pedestrians to walk by the site without danger", except for a very short stretch which narrows to nothing opposite the entrance to the site. Any vehicles turning into or coming out of the site would, in my opinion, cause serious hazards on this already much used through-road.

The comment in the submission "houses and fields will not be altered" is, I think, not accurate.

The very nature of the site means there will be a detrimental visual impact, and alteration to the paddock, which is part of the larger green area, is a drastic change. Also, there are residential properties immediately adjacent to the site and others in close proximity, which will be adversely affected including lowering of property values. This could also open up adjacent green areas to requests for further development.

Being familiar with the Paddock and having seen the result of so much rain during the winter 2015/16, it is quite obvious to me that the natural terrain is not suitable for domestic occupation, being very damp, flooding in parts, and marshy. This is an ideal habitat for those creatures that currently live and visit there. These creatures and the flora would be drastically affected. It would be

an intrusion onto one of the remaining areas of
Offas Dyke which is visible in this area which
is part of the national and local heritage.

Any claim that so much imported infrastructure and
buildings/mobile homes etc on the site, including hard-
standing, will not alter visibly or practically the
environment and ecology of humans and creatures to
their detriment, can hardly be supported.

(It is a known fact that the covering of gardens
by concrete etc over recent years, has greatly
increased flooding in many areas.)

The health and safety aspect for people on or
close to this development could be seriously
impaired by its siting. The method of waste disposal,
which depends on effective maintenance of equipment
is of concern. For example, the Bio-disc and soakaway
so close to the natural marshy area could seriously
pollute the water-table.

The Planning Application (P/2016/0225) applies for
accommodation for 3 adults and (2 children on
occasional visits to their father). However, the
Design and Access Statement envisages provision
for — "visiting relatives, constant interaction of
~~their families and friends, frequent visitors;~~
~~their families and friends, frequent visitors;~~

frequent visitors from other countries, disabled visitors, people with with learning disabilities, older and younger children, bicycles, watering of stock?, pets, vehicles, washing and clearing of vehicles."

This would seem to generate far greater presence and activity on the proposed site than is apparent in the planning submission

Finally, it appears to me that the proposed site on Fernart Road is totally unsuited to this location and would not provide any noticeable increase in the provision of places that it is suggested is required in this area. Provision of such accommodation should be located and managed by the Local Authority and supervised in a way that is acceptable to the Travelling Community and Local Residents alike.

Yours faithfully

[Redacted Signature]

(Mrs)