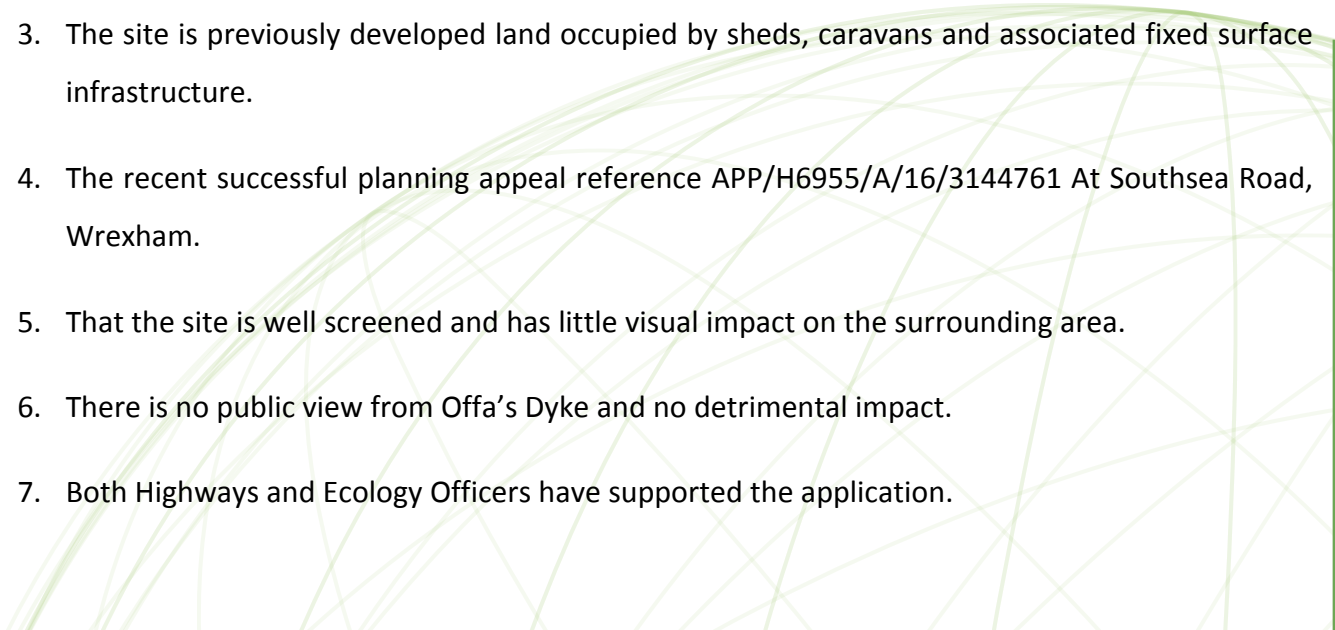


Mrs Bridget McGuire
Land East of Bryn Offa • Fennant Road
Ponciau • Wrexham • LL14 1PL

**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**

ADDENDUM TO STATEMENT OF CASE
(Previously Submitted)

1. The hearing will be based on the Planning Officers report to Committee supporting the application and the subsequent reasons given for refusal.
 2. The Principal Planning Officer, David Williams 's report at the Committee meeting strongly recommended the application be approved also supported by both officers and the Chairman of the Planning Committee.
 3. The site is previously developed land occupied by sheds, caravans and associated fixed surface infrastructure.
 4. The recent successful planning appeal reference APP/H6955/A/16/3144761 At Southsea Road, Wrexham.
 5. That the site is well screened and has little visual impact on the surrounding area.
 6. There is no public view from Offa's Dyke and no detrimental impact.
 7. Both Highways and Ecology Officers have supported the application.
- 

8. The Wrexham Unitary Development Plan is out of date and more weight should be given to National Guidance.
9. The matter of the appellants status that they are Gypsies and Travellers as they have occupied the councils 'Ruthin Road' site since its opening in excess of 10 years.
10. The appellants personal circumstances and the changes since the application was submitted.
11. The appeal site is well screened, is previously developed and has no impact or harm on Green Wedge (if so designated) when balance against other considerations.
12. The PPW stresses the importance for Council's to make proper provision for Gypsy Accommodation. No alternative sites are available and Ruthin Road Traveller site is overcrowded