



OSBORNE HOUSE
BRYN ISSA ROAD
BRYNTEG
WREXHAM
LL11 6NS

24 NOVEMBER 2015.

30 NOV 2015

RECEIVED IN PINS 3

PLANNING INSPECTORATE

Welsh Government Ref: HLD955/A/15/313495

Town and Country Planning Act 1990
Section 78 appeal at: Former Brynteg Club,
Bryn Issa Road. Brynteg. Wrexham.

Further to your correspondence of 28 October 2015 in relation to the appeal following the Council's determination of the application.

We agree with the concerns raised.

Bryn Issa Rd is at present in a very bad condition. Further traffic would cause a considerable amount of damage which the road cannot withstand.

Drainage would need to be improved to cope with additional volume as water runs down the road at the best of times & has caused flooding in the bottom house in the past.

According to the plans re-surfacing of the road will stop opposite Brynloca. This would not be acceptable, it would have to continue further down at least to the wooden gates as this area is a corner & a lot of the time used as a turning point as the road is narrow. Who would be responsible for the maintenance/upkeep of the road? Would re-surfacing be carried out before any building work started?

Parking is restricted at present. Cars park along the wall which would become the access areas to the proposed new developments. Where will the residents who live opposite be able to park. There are no other areas

• inevitable on the road. This could also cause problems if Emergency Service vehicles need access & even the Refuse collection vehicle.

who is liable for the upkeep of the wall which surrounds most of the area?

We disagree with the comments made regarding numerous vehicles using the road when the youth centre was open. The children using the centre mostly walked. The comment was an exaggeration.

Everyday normal traffic is causing the road to deteriorate because of the condition it is in. It desperately needs to be resurfaced, but it needs to be done properly and all of the road not just part.

also the disruption for the residents needs to be taken into account.

We wish to receive a copy of the appeal decision letter.

Yours faithfully,

Mr E & Mrs. C. Rogers.

