

RECEIVED

21 DEC 2016

TO: THE PLANNING INSPECTORATE
CROWN BUILDINGS
CATHAYS PARK
CARDIFF
CF10 3NQ

Date: 19.12.2016

Town and Country Planning Act 1990

Section 78 Appeal at: LAND WEST OF - BRYN OFFA

FENNANT ROAD, PONCIAU, WREXHAM. LL14 1PL

PLANNING INSPECTORATE REF: H6955/A/16/3161155

Please find attached PETITION opposing the above
Appeal, submitted by Mrs. Bridget McGuire
for your recognition of the strength of
feeling in the area against this development.

**OBJECTIONS TO THE APPEAL BY MRS.BRIDGET McGUIRE OF RUTHIN
RD.TRAVELLER SITE RUTHIN RD. WREXHAM.REF.P/2016/0225,FOR A CHANGE
OF USE OF LAND WEST OF BRYN OFFA,FENNANT RD.PONCIAU,WREXHAM.**

**TO PROVIDE 2No.Gypsy/Traveller plitches, erection of Amenity Day Room and construction
of hard standing areas and access.**

Planning Inspectorate No.H6955/a/16/3161155

**Objections to be received by 26.12.16. To Planning,Inspectorate,Crown Buildings,Cathays
Park,Cardiff,CF10 3NQ.**

**We the undersigned are residents in the area close to the proposed Gypsy /Traveller site at
the above location and wish to register our objections to it as below.**

- 1.The site proposed is Out of Settlement Area .It is at the bottom of Offa's Dyke ,part of the
Heritage of Wales ,and a World Heritage monument.**
 - 2.Such a development would intrude on the green area dividing the residential areas of
Ponciau,Johnstown and Esclusham Below which allows them their own their own particular
identities.**
 - 3.Fennant Rd. Is a narrow winding road which carries a lot of traffic .Access on to it from the
proposed site on to a 'dog leg 'at the bottom of a sharp hill would be exceptionally
dangerous both to the occupants of the site and to pedestrians and drivers.There are no
pavements.The width of the road makes it difficult for two average vehicles to pass let alone
large ones like buses or lorries.**
 - 4.The land is prone to flooding and is marked as HIGH RISK FROM SURFACE WATER
FLOODING ON the NATURAL RESOURCES WALES flood risk map as of 6.6.16.and would be
deemed to be unsuitable for residential occupation.Water drains down from Offa's Dyke on
one side and from Ponciau on the other.**
 - 5.There are old mining tunnels under the Paddock,as the land is known,which drain through
under the land on the opposite side of the road and are no longer pumped out.The risk of
subsidence is thereby increased.There are also a numbers of air-shafts ,some visible and
some not ,throughout the valley.**
 - 6.The valley extends geographically from Ruabon through Johnstown,Aberderfyn.Esclusham
Below,towards Smithy Lane ,Pentre Bychan.**
- The Traveller site would endanger the environment of the valley and threaten already
endangered species which live and breed there,such as the Great Crested Newts,and other
animals which rely on damp conditions.Wild birds abound there and hedgehogs are some of
the creatures living there.**

MRS ANGELA Hogg

AVONDALE

SMITHY LANE

PENTRE BYCHAN

WREXHAM LL14 4EN

MR + MRS. ALLAN MORRIS,

RIVERDALE,

SMITHY LANE,

PENTRE BYCHAN,

WREXHAM

LL14 4EN

Mr & Mrs Ron Clayton

The Laurels

Smithy lane

Pentrebychan, WXM

LL14 4EN

Mrs C Littlewood

Sandy ways

Smithy lane

Pentre Bychan

LL14 4EN

DBew

Brook lands

Smithy Lane

Pentre Bychan

Wrexham

LL14 4EN

The Planning Application for this residential has been refused twice by Wrexham County Borough Council Planning Committee. This Appeal to Cardiff is the last chance residents have to make their objection to this development known.

People are invited to write a personal objection to the above address in Cardiff or to e.mail to wales:@pins.gsi.gov.uk

I STRONGLY OBJECT TO THE DEVELOPMENT OF THE LAND WEST OF FENNANT ROAD
PONCIAU WREXHAM FOR USE AS A TRAVELLER RESIDENTIAL SITE.

NAME

ADDRESS

SIGNED

J. MARSA.

Sully-nant.
Smithy lane.
Pentre Bychan.
LL14 4EW

[REDACTED]

[REDACTED]

[REDACTED]

maes y caed
Smithy lane
Pentre Bychan
Wrexham
LL14 4EW
oakley
Pentre Bychan

[REDACTED]

[REDACTED]

[REDACTED]

Barn Hey
Pentre Bychan
Wrexham
LL14 4EP

[REDACTED]

Fairford
Smithy lane
Wrexham
LL14 4EW

[REDACTED]

MIN YR AFON

DOUG

PENTREBYCHAN WILLIAMS

RHIAN JONES

NIGHTFELD, WYNN ROAD, TOWNSTOWN.

[REDACTED]

Mr & Mrs E. Evans

Heatherdale

Park Rd

Ponciau

Wrexham.

LL14 1TE

ANGELA JONES

DAVID OARE

18 MERLIN ST.

JOHNSTOWN

WREXHAM

LL14 1NL

**OBJECTIONS TO THE APPEAL BY MRS.BRIDGET McGUIRE OF RUTHIN
RD.TRAVELLER SITE RUTHIN RD. WREXHAM.REF.P/2016/0225,FOR A CHANGE
OF USE OF LAND WEST OF BRYN OFFA,FENNANT RD.PONCIAU,WREXHAM.**

**TO PROVIDE 2No.Gypsy/Traveller pitches, erection of Amenity Day Room and construction
of hard standing areas and access.**

Planning Inspectorate No.H6955/a/16/3161155

**Objections to be received by 26.12.16. To Planning,Inspectorate,Crown Buildings,Cathays
Park,Cardiff,CF10 3NQ.**

**We the undersigned are residents in the area close to the proposed Gypsy /Traveller site at
the above location and wish to register our objections to it as below.**

**1.The site proposed is Out of Settlement Area .It is at the bottom of Offa's Dyke ,part of the
Heritage of Wales ,and a World Heritage monument.**

**2.Such a development would intrude on the green area dividing the residential areas of
Ponciau,Johnstown and Esclusham Below which allows them their own their own particular
identities.**

**3.Fennant Rd. Is a narrow winding road which carries a lot of traffic .Access on to it from the
proposed site on to a 'dog leg 'at the bottom of a sharp hill would be exceptionally
dangerous both to the occupants of the site and to pedestrians and drivers.There are no
pavements.The width of the road makes it difficult for two average vehicles to pass let alone
large ones like buses or lorries.**

**4.The land is prone to flooding and is marked as HIGH RISK FROM SURFACE WATER
FLOODING ON the NATURAL RESOURCES WALES flood risk map as of 6.6.16.and would be
deemed to be unsuitable for residential occupation.Water drains down from Offa's Dyke on
one side and from Ponciau on the other.**

**5.There are old mining tunnels under the Paddock,as the land is known,which drain through
under the land on the opposite side of the road and are no longer pumped out.The risk of
subsidence is thereby increased.There are also a numbers of air-shafts ,some visible and
some not ,throughout the valley.**

**6.The valley extends geographically from Ruabon through Johnstown,Aberderfyn.Esclusham
Below,towards Smithy Lane ,Pentre Bychan.**

**The Traveller site would endanger the environment of the valley and threaten already
endangered species which live and breed there,such as the Great Crested Newts,and other
animals which rely on damp conditions.Wild birds abound there and hedgehogs are some of
the creatures living there.**

The Planning Application for this residential has been refused twice by Wrexham County Borough Council Planning Committee. This Appeal to Cardiff is the last chance residents have to make their objection to this development known.

People are invited to write a personal objection to the above address in Cardiff or to e.mail to wales:@pins.gsi.gov.uk

I STRONGLY OBJECT TO THE DEVELOPMENT OF THE LAND WEST OF FENNANT ROAD
PONCIAU WREXHAM FOR USE AS A TRAVELLER RESIDENTIAL SITE.

NAME

ADDRESS

SIGNED

JOHN BENNETT 20 HAOL MAYHOIR JOHNSTOWN
GLENDA RAYLINGS, HADDEF, WREXHAM ROAD
NORMA GIBSON FENNANT, WREXHAM RD
SARAH JONES AEL-Y-BRYN, WREXHAM ROAD
IAN THOMAS KITALF WREXHAM ROAD
LISABETH THOMAS MWYN AVEL, WREXHAM ROAD
Ida Jones Lynton House.
Kiercott Floyd Jones Lynton House Wrexham Rd
Rachael Evans Meadawda Wrexham Rd.
GUTHIN DOBBS KENLLYS WREXHAM RD
Bernard Charles Daddal
M. & B. M. Lyons The hair

Mr. & Mrs. Greta Cline

DANFIELD WREXHAM RD

JOHNSTOWN LL14 1PE

Mr + Mrs. P. Evans

Llety

Wrexham Road

Johnstown

MR & MRS. P. Williams
Brynall Retail Unit Rd.

J. RICHARD.

VAL ROSA,

WREXHAM RD

DONWISTON

RECEIVED

21 DEC 2016

5. PHILLIPS

DELFRYN, WREXHAM RD

PENTRE BYCHAN

WREXHAM

LL14 1PE

M. COCHRANE. HILLSIDE, SMITHY LANE, PENTREBYCHAN LL14 4EN

P. OWEN, DELFRYN, WREXHAM ROAD, PENTRE BYCHAN, LL14 1PE

C FREEBORN,

Northcote, Wrexham Rd, Pentre Bychan, Wrexham, LL14 1PE

Penrhos, Pentrebychan Wrexham
LL14 4DT

Edwilem Rd.
LL14 4DT

NICK BARTOLO

INGLENOOK, SMITHY LANE

PENTRE BYCHAN LL14 4EN

C. Perry

Jennor, Smithy Lane, Pentre Bychan

LL14 4EN