

From: [REDACTED]
To: [Wales](#)
Subject: H6955/A/16/3161155
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Section 78 Appeal at: LAND WEST OF BRYN OFFA, Fennant Road, Ponciau, Wrexham - Planning app P/2016/0225

App/H6955/A/16/3161155

Esclusham Community Council, while sympathetic to the points raised by the appellant in support of her need for additional accommodation, does not support the appellant's case for change of use on land adjacent to Fennant Road, Ponciau based on:

1. Gypsy & Traveller pitches need to be assessed on the same basis as other residential development. Access to the site and its susceptibility to flooding are considered to make the site unsuitable for residential use.

The appellant first made an application for change of use to the site in 2015 (application number P/2015/0203). This application was rejected on the grounds of visibility splays being hindered through the presence of adjacent mature hedgerow. It was further noted that the applicant was not in ownership of the hedgerow.

The appellant's statement of case claims the site is not subject to flooding and is 'outside any designated flood plain'. Local knowledge, supported by photographic evidence, is able to demonstrate that the site is subject to regular, and at times, severe flooding. The site is essentially at the base of a relatively steep sided valley, which creates the conditions for flooding. No effective drainage of the site is present or indeed proposed by the appellant to mitigate against flooding events.

2. The ecology report submitted in March 2015 is effectively out of date. Further, the report makes it clear that it was based on a desk-based exercise supplemented by a visual inspection from adjacent public footpaths, and publicly accessible land. No detailed site survey was conducted. No proper physical analysis of the site in relation to possible presence of great crested newts was conducted. In view of the nearby locations where substantial populations of great crested newts exist the failure of the ecology report to properly consider this aspect is viewed as a major oversight.

3. Fennant Road is very much of an historical nature and is not constructed in line with modern day standards regarding pedestrian footway provision. The application of 2016, P/2016/0225 shows a requirement for six vehicle parking spaces and two touring caravans. It would be expected that vehicular access to and from the site would take place on a daily basis. As Fennant Road is an important and frequently used link between Rhos and Johnstown/A483, the increase in vehicular traffic would impact negatively on the safety of pedestrians and vulnerable road users such as cyclists.

Kind regards

Bryn Jones

Clerk / Clerc

Cyngor Cymuned Esclusham Community Council

Parish Hall, Vicarage Hill, Rhostyllen, Wrexham LL14 4AR

Neuadd Plwyf, Allt y Ficerdy, Rhostyllen, Wrecsam LL14 4AR

Tel : [REDACTED]

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