

Mrs Jones
9 Queen Street
Rhosllanerchrugog
Wrexham
LL14 1TB

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Tuesday 29th November 2016

Re: Planning Application Appeal – Isfyn 5 Queen Street, Rhosllanerchrugog, Wrexham

To whom it may concern,

I am writing to regarding the appeal of the planning application for the above address. Firstly, I would like to bring up the public footpath currently running through at the back of our property and the potential problems this application may cause in obstructing this access to the public who have a legal right of way. As pointed out by the public highways report on the original application, there are concerns surrounding this situation and the disruption to the footpath this could cause to the children of the surrounding area who use this on a regular basis during term time to travel to their schools and the park in Ponciau. As I am sure you will be aware blocking this would result in the children having to travel further distances and on much busier roads presenting further serious hazards whilst travelling back and to from school and the surrounding area.

Secondly, I would like to bring up the access via Duke Street to the property. We have established from our deeds dating back to 1912, we have an easement attached to our property giving us the right to use the access via Duke Street to reach the back of our property. As far as I am aware Isfryn has no such easement and whilst our family have lived in the property from the beginning of 1900's Isfryn has never had access to this road. We have a legal right to access our property from this road and blocking this access in any way for any period would infringe upon our legal rights to our land resulting in costly legal challenges being made against the appellant at their expense and time. I would like to put this question forward would it be necessary as I believe it would, for the appellant to obtain an easement for this access to the property being proposed in this planning application?

Thirdly, I would like to mention the last planning application to be made on this road, while the planning application was approved it was decided at the planning committee meeting this would be the last planning application to be approved for this road. This was due to the fact this is an un-adopted road to which the maintenance and costs are met by the residents living on or using the road for access. Whilst I cannot speak for everyone on the road it is becoming more and more difficult for us as residents to keep up this maintenance due to our ages and various health conditions we have been diagnosed with over the years. I would also like to point out the capacity for houses an un-adopted road has been far

exceeded and adding another will only add to this situation becoming worse and where would we draw the line if not now for further applications being made and approved? Causing further traffic on the road leading to greater maintenance and costs.

I would as my last comment in this letter like to point out we have no objection to a house being built at the back of Isfryn. It is the access to the property we object to and all the various problems we have listed above it would cause if approved. If the property were to have access via Isfryn, Queen Street as the address initially appears to suggest we would have no objections to this application being approved.

Should you require any further information please do not hesitate to contact me.

Kind Regards,

Elizabeth Berry Jones