

**From:** planning\_comments  
**Sent:** 04 September 2015 15:19  
**To:** planning\_admin  
**Subject:** FW: Against Plans for Appeal for P/2014/0186

**From:** Rachel Lacey [<mailto:rachel.em.lacey@gmail.com>]  
**Sent:** 04 September 2015 13:44  
**To:** planning\_comments  
**Subject:** Against Plans for Appeal for P/2014/0186

**Against Plans for Appeal for P/2014/0186**

Rachel Lacey  
Bryn Madoc, Bryn Madoc Road, Gwynfryn

I list below my objections to the proposed appeal for building 5 dwellings East of Maestaeg, Gwynfryn:

1. The area identified is at the junction of 5 roads at the Hub of the Village. This junction also leads to the local park and is already a dangerous junction for children. One child was knocked off his bike and received a broken arm when crossing this junction (approximately 5 years ago). The increase in traffic entering and leaving the 5 dwellings will add danger to an already narrow, steep hill with no pavement and poor visibility. The addition of up to 12 cars having to sweep in from Ffordd Isaf is a liability.

PLEASE NOTE THE VISIT MADE BY WELSH MINISTER APPOINTED INSPECTOR IWAN LLOYD on 10/06/15 which clearly states this plan is unsafe under the Highway Safety guidelines.

2. The sustainable housing element is undermined by the fact that all dwelling will have to be fuelled by expensive, not environmentally friendly LPG gas or oil. The intended inhabitants will find this prohibitively expensive.

3. The proposal that transport using bicycles will provide environmentally transport is ridiculous for young families or older people. There are NO local facilities (no shop, no pub, no hall, nothing) - the nearest is 1.5 miles in Coedpoeth down a very steep hill. Using bikes on the Main Road is also unacceptably dangerous due to blind summits and corners.

4. The notion of "freeing up" larger dwellings for families is negated by the fact that there are several properties for sale which have not sold during the last 3 years evidencing there is no demand for larger family houses.

5. The climate here is severe in winter and wholly unsuitable for older people. Many older residents are trying to sell their houses to move to more reasonable climates with local facilities they can walk to. The severe snow also limits bus services. Just two years ago the village was cut off completely for 5 or 6 days, with no vehicular access or exit possible at all. Local people had to use sledges to provide basic shopping for older residents in a 3 hour round trip walking to Coedpoeth.

This planning application is ill-conceived, takes no consideration of the type of locality, very narrow, pavementless roads or the severe climate and will add unacceptable dangers to our children and local residents using Ffordd Isaf.

Many thanks,

**Rachel**

**Resident of Gwynfryn.**