

The Planning Inspectorate

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For official use only
(Date received)

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.uk.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference: P.20140241 - H6955/A/14/2229571

Address of site

LAND AT PONT ADAM CRESCENT, RUABON,
WREXHAM

Postcode
(if known)

LL14 - -

SENDER DETAILS

Name

MR CHARLES HAYDN OWEN

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tennant)

OWNER

What kind of representation are you making?

OBJECTION

AS STATED IN MY LETTER TO PLANNING
DEPT. WREXHAM C.B.C. DATED 1ST MAY 2014.
I WOULD ALSO ADD THAT THE NUMBER OF
Dwellings PROPOSED IS EX EXORBITANT,
TO SAY THE LEAST, TAKING INTO ACCOUNT
THE AREA TAKEN UP BY ACCESS ROADS
ETC.

IN MY VIEW THIS APPLICATION SHOULD
BE REFUSED OUT OF HAND. THE LOCAL AUTHORITY
IS IN AGREEMENT WITH THE DECISION TO REFUSE

YOUR COMMENTS ON THE CASE (continued)

COPY OF MY LETTER TO WREXHAM
C.B.C. DATED 1ST MAY 2014 ATTACHED
FOR REFERENCE,

The Planning Department
Wrexham C.B.C.
16 Lord Street
Wrexham
LL11 1LG

C.H, Owen
42 Pont Adam Crescent
Ruabon
Wrexham
LL14 6ED.
1st. May 2014.

Ref: Outline Planning Application P/2014/0241 Case Officer M.P.

Dear Sir/Madam

It is with some concern that I have become aware of the above application in and at very short notice.

The number of (49) dwellings and servicing road network proposed seem exorbitant taking into account the area of land available.

The increase in traffic volume through the existing estate, Church Street and Penycae Road bearing in mind the current problems at School times will make the situation dangerous and intolerable to pedestrians and motorists alike.

There will if planning is allowed be a considerable increase in pressure on the infrastructure. The Planning Authority/Local Authority will be aware that there were considerable problems with the Sewage system on the estate a few years ago.

Residents close to the proposed development (of whom I am not one) will have their view and deserved tranquillity vastly impaired.

I am also concerned that very little advance notice of this application has been given. (Received date by local Authority 9/4/2014. Planning meeting 8/5/2014). Little notification has been given and any details on the Internet are sparse to say the least to enable any of locals to consider the matter properly. I object to the application on the following grounds

(1) The serious increase in danger to road users in Church Street/Penycae Road in particular (number of School children walking) and existing estate roads.

(2) The increase on the stress that will be imposed on the existing infrastructure.

(3) The number of properties proposed for the area available

(4) The increase in volume of traffic that will use the existing estate roads (on an average of one and a half vehicles per dwelling) approx. 75 vehicles.