

I am writing in support of the decision to **oppose the plans to build 49 dwellings at the site in Pont Adam Crescent.**

I believe the decision to not go ahead with the plans is the right decision **and I fully oppose the appeal by the local Council to overturn the ruling.**

There are lots of negative potential outcomes to the current residence and occupiers of the local area if the ruling was overturned on appeal, which I will list below.

1. **Local resources already at bursting point** – the GP clinic is already overstretched, with appointments already difficult to gain.
The primary schools are at capacity, and could not facilitate further demand.
2. **Roads and traffic** – a major concern is the impact on traffic up to the estate from the church. This is already a dangerous road, with lots of children walking to and from the secondary and primary schools and narrow roads with narrow pavements. An additional 49 homes will only add to this already dangerous route.
3. **The proposal to have an access point on the Llangollen Road is stupid.** There is a blind spot leading up the proposed site and this is a ridiculous idea to have an access point here. There have been numerous accidents on this stretch of road over the years and it would be mindless stupidity to have a junction here.
4. **Impact on Pont Adam residents** – Pont Adam estate is an aspirational estate, where white collar workers live in comfortable and spacious homes. The plan to build 49 homes on a small area does not fit with the current culture. These proposed homes are starter homes, low grade and far from aspirational. This is a cultural conflict that will result in “for sale” signs shooting up all over the existing estate. It also opens the private estate to the busy main road and Plas Madoc council estate, which is a very deprived area and has a history of crime and abuse. In short, this proposal will erase the appeal of living on the Pont Adam estate and I for one would feel forced to relocate.

This is a poorly planned attempt to increase homes in the local area. There are numerous other locations that are better situated and would cause less problems to local residents.
I hope the Welsh Ministers stick to their guns and reject this proposal once and for all.

Your sincerely

Russell Adam Edwards

36 Pont Adam Crescent (local resident and father of 2)