

# The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

For official use only  
(Date received)

## COMMENTS ON CASE

COPY

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](http://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:        | <div>WREXHAM COUNTY BOROUGH COUNCIL</div> <div>13 MAR 2015</div>                                                    |
| Address of site        | <div>PLANNING DEPARTMENT</div> <div>LAND OPPOSITE ST PETERS CLOSE, OFF LAY NEW ROAD<br/>RHOSROBIN<br/>WREXHAM</div> |
| Postcode<br>(if known) |                                                                                                                     |

| SENDER DETAILS                                                        |                      |
|-----------------------------------------------------------------------|----------------------|
| Name                                                                  | DAVID JOHN GRIFFITHS |
| Acting On Behalf Of<br>(leave blank if writing on<br>your own behalf) |                      |

| ABOUT YOUR COMMENTS                                                                                          |                             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------|
| In what capacity do you wish to make representations on this case?<br>(Neighbour, Councillor, Owner, Tenant) | COUNCILLOR                  |
| What kind of representation are you making?                                                                  | AGAINST PLANNING PERMISSION |

PROPOSED DEVELOPMENT LIES OUTSIDE SETTLEMENT LIMIT IN A GREEN BELT WHICH IS THERE TO PROTECT VILLAGES FROM URBANISATION AND TO KEEP THEIR OWN IDENTITY, ONCE THIS IS LOST IT CAN NEVER BE REPLACED.

THE AREA OF LAND IS KNOWN TO HOLD LAND WATER AND ALTHOUGH THIS IS RECOGNISED IN THE PLANS IT DOES NOT SHOW A POSITIVE WAY IN DEALING WITH IT. IN FACT I PERSONALLY FEEL IT LEAVES A LOT OF QUESTIONS,

PTA

## YOUR COMMENTS ON THE CASE (continued)

I ALSO FEEL THE ISSUE OF FOUL DRAINAGE IS NOT ADDRESSED DUE TO THE DRAINS BEING OLD AND WILL BE OVERLOADED WITH THIS PROPOSED DEVELOPMENT.

THERE IS WITHOUT DOUBT A POOR CAR PARKING ARRANGEMENT WITH HAVING AN OPEN PLAN PARKING SPACE AREA, WHICH I'M SURE WILL CONTRIBUTE TO PROBLEMS WITH YOUTHS GATHERING TO PLAY FOOTBALL ETC OR JUST HANG ABOUT AND GIVING A FEELING OF ANTI-SOCIAL BEHAVIOUR IN THE FUTURE.

THERE IS AT PRESENT A GREAT SHORTAGE IN G.P. SURGERIES WHERE SOME ARE ALREADY DISTRICTS (PATIENTS), THIS NEW DEVELOPMENT CAN ONLY MAKE MATTERS WORSE.

LOCAL SCHOOLS WILL ALSO COME UNDER GREAT PRESSURE TO PROVIDE PLACEMENTS AND IN SOME CASES THOSE IN THE IMMEDIATE AREA WILL FAIL TO PROVIDE AND IN PARTICULAR PRIMARY AGE.

THERE IS A WORRY THAT OPEN SPACES FAIL TO MEET THE DEMANDS AND THAT SITES ARE INADEQUATE AND POSSIBLY CAUSE THE ISSUE OF BEING UNSUITABLY PLACED.

THERE WILL BE WITHOUT DOUBT AN INCREASE IN TRAFFIC LEAVING THE SITE AND WILL PLACE A GREAT STRAIN ON THE JUNCTION EVEN WITH THE NEW ROUND ABOUT. TRAFFIC LEAVING THE SITE IS MEASURED AT TWO PER MINUTE. IF ACCEPTED I CAN ONLY HAVE THAT AROUND 58 MINS AT PEAK TIMES, TAKING THIS LOWER TO HALF THE HOUSEHOLDS IT'S STILL 29 MINS WHICH HAS TO BE UNACCEPTABLE ON WHAT IS ALREADY A VERY BUSY ROAD.

IN FINISHING I FEEL THE SIZE AND POSITION OF THIS PROPOSAL WILL DO NOTHING TO ENHANCE THE OPEN COUNTRYSIDE BUT CAN ONLY GIVE DAMAGE TO THE PRESENT RURAL LIFE.