

Susan Davies

From: Sharon Williams
Sent: 17 March 2015 12:07
To: wales@pins.gsi.gov.uk
Cc: Susan Davies
Subject: FW: Pont Adam Ruabon, appeal- Resident comments

Another email response below from neighbour regarding appeal 2229577.
Sorry there seems to have been a misunderstanding regarding where they should submit their comments.

Regards

Sharon Williams
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-----Original Message-----

From: helen perry [<mailto:helenperry87@hotmail.com>]
Sent: 17 March 2015 12:00
To: Sharon Williams
Subject: Pont Adam Ruabon, appeal- Resident comments

Section 78 appeal at; land at Pont Adam Crescent, Ruabon, Wrexham

Comments regarding this appeal-

Resident of Pont Adam

The first point I would like to make is that Castle Mead is at an advantage over the residence as they can afford to have a report written, which on paper sounds the ideal place to build. This decision has been made upon the results of road observations, taken on two days, made by a man sat in a car parked in front of a 'keep left' sign counting traffic passing then making a calculation how this would divide up over a period of time. We cannot afford a to do an 'official' so called 'scientific' report like theirs but we can give a more accurate and realistic report on the basis of reality and living with these roads 365 days of the year, which is considerably more accurate than a '2 day' observation.

Roads on the existing estate and leading up to the estate have similar problems which will only escalate by adding more traffic to access these new houses. Pont Adam was not built to accommodate these extra houses and cars. It will become a very dangerous place to live during construction and after.

In the report there is no mention about the amount of children that use these roads up to pont adam, walking to school, leisure centre and surrounding homes. Also there is no mention about how many cars also park on the roads up to the school waiting to pick up and drop off children and also parking on the existing housing estate roads.

On the two days that the observations were carried out, 150 out of 600 pupils were sitting exams and were absent from school on these days, so it is not an accurate calculation of how many cars, children etc will be using them roads.

Some parts of the roads are marked for two way traffic but if you meet another vehicle or someone takes the blind corner to wide towards you, along with children walking on the road due to very narrow paths, you are very likely to have a near miss, collision, or hit a child. 9times out of 10 you have to mount curbs to allow oncoming traffic and 10 out of 10 you need to to allow school buses through, also the refuse wagons and if you go ahead with the new houses all of your construction wagons will cause chaos and potentially injury to pedestrians and road traffic.

As for the new cycle/pedestrian entrance on to the A539, this road is very busy and fast over the blind hill, once residence realise how dangerous this is they will prefer not to use it. Its another accident waiting to happen.

The majority of people who will be buying these properties will be working outside of the village so will be using their cars and also for taking their children to school as the local village schools are full.

For the reports claim to jobs within walking distance, where are these places of work? there isn't any.

Why is there the need to keep developing on this green land when there is plenty of brown land available in the wrexham area open for development and would be much better for access to schools, jobs and hospital. You are just destroying beautiful green land and creating dangerous issues for a lovely but already over developed and populated village.

Why do we pay for councillors when their decision can be taken to the welsh assembly to have the decision overturned by people who do not live in this area. A after reading reports like this one, paid for by companies, I don't think castle mead would go out of business if you were to uphold this first local decision made by wrexham council and reject this appeal and any further application to build on this land.