

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

PLANNING INSPECTORATE
For official use only (Date received)
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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:

Address of site

Postcode
(if known)

SENDER DETAILS

Name

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)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE (continued)

Dear Sir / madam

I'm writing to you to raise my concern once again with regard to the proposed development in Pont Adam, Ruabon. which has been referred to you after being unanimously thrown out by Wrexham County Borough Council Planning Committee.

Residents and Local people have already voiced strong opposition to the proposed 49 houses during the last discussion. once again I highlight the reasons for my opposition:-

1) Increased traffic

As you may be aware Penycae road is a small 'B' road that already suffers from overuse and congestion - Due to the Comprehensive school and the recent addition of new residential properties.

The development of 49 new houses will at the very least mean an addition of 49 new vehicles adding to an already painfully congested road. The developer proposes two parking spaces per household, this implies almost 100 new cars adding to Ruabon's woes.

P.T.O

2) Sewage

As Wrexham CBC is aware there has been a number of issues with sewage on the Lower estate road over a number of years.

Due to the steep profile of the land, sewage blockages have led to overflows in our properties, the addition of these 49 houses surely we fear will add to the problem.

3) Noise pollution / Possible damage to our homes and estate infrastructure during construction.

The construction of new houses is never completed quickly, during the building process the hundreds of residents on Pont Adam will be made to suffer the noise and disruption that a building site brings.

Pont Adam is a settled estate with many residents living here for 50 years. It makes little sense to disrupt this elderly community to construct on a greenfield site when there are so many brownfield sites locally which would lead to less disruption.

Myself and other residents would like to invite you to visit the site and meet with us to discuss the proposals in more detail, to highlight the unsuitability of this land for development.

yours Faithfully.

concerned Resident.