

The Planning Inspectorate

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

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 2014 0241

Address of site

Park Adam Crescent Ryabon
Wrexham

Postcode
(if known)

LL14 6E

PLANNING INSPECTORATE

03 MAR 2015

SENDER DETAILS

Name

RAHON BAIXTON-KEE

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, Tenant)

OWNER. RESIDENT

What kind of representation are you making?

AGAINST PROPOSAL

PLANNING INSPECTORATE
03 MAR 2015
RECEIVED IN PINS 3

YOUR COMMENTS ON THE CASE (continued)

1. Field in question, building 49 houses will ruin view out of Port Adam across to Urron & Newbridge
2. Threeway corner at bottom of hill by No 91 prone to flooding 2" / 3" on many occasions.
3. Corner is also very dangerous - many cars pass or take corner far too fast! Even more cars off your proposed plot would make it very dangerous.
4. From Church - along Church Street over Port Adam and on to estate along bottom road by no's 60 - 80 very narrow. Many residents already park on road.
5. No 6 Bus to Port Adam already finds route from church to Port Adam very precarious.
6. Many more lorries, vans, deliveries and cars would make route from Church to No 91 P/A very very dangerous. Roads far too narrow in many places.
7. Months of building would ruin the environment - noise, dust heavy traffic would be HORRENDOUS.
8. Any felling of trees on site would be outrageous.
9. At 8.30 - 9.00am and 2.45 - 3.45pm Church Street very very busy - school PTO traffic - many pupils walking on narrow pavements - VERY DANGEROUS

10. Bottom entrance to Park Adam estate can be very dangerous especially in wet icy or snowy conditions. Shank hill and parked cars near start of estate make driving on / off a severe hazard.
11. Roads already very busy - general traffic, buses, delivery vans and lorries another maybe 49 to 90 + cars would make it very dangerous.
12. Field in question is a lovely green site / meadow wildlife insects butterflies fauna and flora would be ruined - destroyed forever.
- 13) Building of 49 Dwellings would devalue property prices especially near No 91 and many many others.
- 14) If say NO NO NO to this proposed development it will ruin and destroy this lovely estate and the environment here.
15. Disruption to services - drainage - water electricity gas and telephone - would be very inconvenient to the many many residents.
16. Drainage on Park Adam is very poor already flooding by No 91 3 way corner and pavements lifting regularly by No's 91 + 85.
16. Also prevailing winds (over from S/SE) would vastly increase dust / dirt pollution

Our Comments against proposal P/2014/0241 Pont Adam H14 GEF

- 1) 1000 metre route from church & village to proposed site - already far too busy, very narrow roads - far too many cars parked along route
- 2) Give way signs on Church Street Church to Logol Ruarbon already ignored and flouted by many cars travelling south towards village
- 3) Many blind corners that cars travel too fast around and on wrong side
 - a) By cemetery
 - b) By Pont Adam by No 88
 - c) By hotel building by No 60
 - d) By playground by No 85
- 4) Already cars travel too fast down 2 hills towards No's 85 & 91
- 5) Months of works traffic, lorries vans and building vehicles would make narrow road far too busy and dangerous - Horrendous for present residents
- 6) Potentially 90 + more cars from 169 dwellings would be making 1000m from church to site very busy and congested

7) Poor drainage on Park Adam -
bottom of 2 hills by Nos 91 & 95
and playground - 3 way corner
very very often flooded 3/4 inches

8) Even today 26 Feb 2014 cars
have to go on wrong side to
negotiate flooding.

9) At School times 8.20 - 9am and
2.45 - 3.15 pm
Church Street - Church to School
for too long - School Buses -
Parents cars driving & parking
and many many pupils walking on
very narrow pavements and on road.

10) If houses built present residents would
suffer many months of
noise, dust, dirt and general pollution
and nuisance - TOTALLY UNACCEPTABLE
also potential disruption to our services
water - gas - telephone and electricity

11) Only 1 road route to
proposed site totally unsuitable -
impracticable illogical - totally & generally
UNSUITABLE

Present residents would suffer for
many months.

No No No to your proposal