

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)
27 FEB 2015
RECEIVED IN PINS 3

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, Tenant)

What kind of representation are you making?

1. THE AREA IS A GREEN FIELD SITE, NEVER FENCED IN AND USED FOR GENERAL EXERCISE & PLAY FOR 40 YEARS
2. IF THIS AREA IS BUILT ON, THERE WILL BE NO GREEN AREAS ON THIS ESTATE.
2. THE NUMBER OF HOUSES PLANNED TO BE BUILT IN SUCH A SMALL AREA COMPARED TO THE LBY OF THE DESIGN OF THE ORIGINAL ESTATE IS UNREASONABLE.

S.O.P.

YOUR COMMENTS ON THE CASE (continued)

- 4 THE ROAD ACCESS TO THE ESTATE PARTICULARLY IN CHURCH STREET AND THE REET OF THE ROAD TO PONT ADAM IS VERY RESTRICTED.
- 5 AS MOST OF THE RESIDENCE OF THE ESTATE ARE RETIRED AND HARDLY EVER USE THEIR CARS AT THE BUSY TIME OF THE DAY, SO ANY INSPECTION OF TRAFFIC FLOWS AT THE BUSY TIMES OF THE DAY WILL NOT BE ACCURATE.
6. THERE IS A LARGER SECONDARY SCHOOL NEXT TO THE ESTATE. AND WITH THE PROPOSED 49 HOUSES WILL BEING YOUNG PEOPLE WHICH WILL NEED 100 CARS TO TRAVEL TO WORK, USUALLY WHEN PUPILS ARE TRAVELLING TO SCHOOL, WALKING & BY BUS, IT IS TOO DANGEROUS NOW TO TRY AND TRAVEL BY BICYCLE.
7. THE POSSIBLE DISTURBANCE TO THE AREA WHILE IT IS BEING BUILT WILL BE UNREASONABLE AS THE ONLY ACCESS IS VIA THE ESTATE ROADS, ALL ~~VERY~~ NARROW AND NOT SUITABLE FOR HEAVY TRAFFIC
- 8 THE DISTURBANCE TO THE RESIDENCE WHILE THE BUILDING TAKES PLACE COULD GO ON FOR YEARS, AND AS MOST OF THE PEOPLE LIVING HERE ARE ELDERLY IT WOULD BE VERY DISTURBING & UNREASONABLE.

JH DAVIES & M DAVIES
26
PONT ADAM CRESCENT
RUABON
WEXHAM
LL14 6ED

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2014 /0241
10/02/2015
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Town and Country Planning Act 1990
Section 78 Appeal at: , LAND AT, PONT ADAM CRESCENT, RUABON, WREXHAM

Dear Sir/Madam

I am writing to inform you that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site.

The appeal follows this Council's determination of the application. The appeal is to be decided on the basis of Hearing.

As an interested party/neighbouring occupier, you may wish to make representations in connection with this appeal to The Planning Inspectorate.

Any comments from consultees following the original application for permission (unless they are expressly confidential), will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any additional comments you should complete the enclosed 'Comments on Case' form, within **six weeks of the start date**. If any representations are submitted after the deadline, they will not be seen by the Inspector and they will be returned.

The address for The Planning Inspectorate is:-

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

Alternatively you may make your comments by e-mail to: wales@pins.gsi.gov.uk or visit www.planningportal.gov.uk where you may view the appeal documents. Alternatively you may visit the Planning Department to view the documents. Please note if you wish to receive a copy of the appeal decision you should request one in writing from the Planning Inspectorate.

Annwyl Syr/Fadam

Ysgrifennaf i roi gwybod i chi y gwnaed apêl i Weinidogion Cymru mewn perthynas â'r safle a enwir uchod.

Mae'r apêl yn dilyn penderfyniad y Cyngor am y cais. Penderfynir ar yr apêl ar sail Gwrandawriad.

Fel unigolyn â diddordeb/cymydog, efallai y byddwch am wneud sylwadau mewn perthynas â'r apêl hwn i'r Arolygiaeth Gynllunio.

Bydd unrhyw sylwadau oddi wrth ymgynghorai yn dilyn y cais am ganiatâd gwreiddiol (oni bai eu bod yn hollol gyfrinachol), yn cael eu hanfon i'r Arolygiaeth Gynllunio a'u copïo i'r ymgynghorai. Bydd yr Arolygwr yn eu hystyried wrth benderfynu ar yr apêl.

Os dymunwch wneud sylwadau ychwanegol, dylech gwblhau'r ffurflen 'Sylwadau am yr Achos' sy'n amgaeedig o fewn **chwe wythnos i'r dyddiad** dechrau. Os cyflwynir sylwadau ar ôl y dyddiad cau, ni fydd yr Arolygwr yn eu gweld a byddant yn cael eu dychwelyd.

Cyfeiriad yr Arolygiaeth Gynllunio yw:-

Yr Arolygiaeth Gynllunio
Adeiladau'r Goron
Parc Cathays
Caerdydd CF10 3NQ

Fel arall gallwch wneud sylwadau ar e-bost at: wales@pins.gsi.gov.uk neu ewch i www.planningportal.gov.uk lle gallwch weld y dogfennau.

Sylwer, os ydych am dderbyn copi o benderfyniad yr apêl, dylech wneud cais am hyn yn ysgrifenedig i'r Arolygiaeth Gynllunio.

Planning Reference:
P 2014 0241

Site Address:
LAND AT
PONT ADAM CRESCENT
RUABON
WREXHAM

Site Description:
OUTLINE APPLICATION FOR THE ERECTION
OF 49 DWELLINGS INCLUDING VEHICULAR
AND PEDESTRIAN ACCESS

**Welsh Assembly
Government Ref:**
H6955/A/14/2229577

Start Date:
04/02/2015

Appellant's Name:

If you wish you may obtain a copy of the Planning Inspectorate booklet 'Guide to taking part in Planning Appeals' free of charge. Please contact them at the above address if you wish to receive a copy and if you require a copy of the appeal decision letter, please inform the Planning Inspectorate of this when you write to them.

Yours faithfully



Head of Community Wellbeing and Development

Cyfeirnod Cynllunio:
P 2014 0241

Cyfeiriad y Safle:
LAND AT
PONT ADAM CRESCENT
RUABON
WREXHAM

Disgrifiad o'r safle:
OUTLINE APPLICATION FOR THE ERECTION OF
49 DWELLINGS INCLUDING VEHICULAR AND
PEDESTRIAN ACCESS

**Cyfeirnod Llywodraeth
Cynulliad Cymru:**
H6955/A/14/2229577

Dyddiad Dechrau:
04/02/2015

Enw'r Apelydd:

Os dymunwch gallwch gael copi o'r llyfryn "Canllaw i gymryd rhan mewn Apeliadau Cynllunio" yr Arolygiaeth Gynllunio am ddim. Cysylltwch â nhw yn y cyfeiriad uchod os dymunwch gael copi, a hefyd os ydych am gael copi o lythyr am benderfyniad yr apêl. Rhewch wybod i'r Arolygiaeth Gynllunio am hyn pan fyddwch yn ysgrifennu ato.

Yr eiddoch yn gywir



Pennaeth Lles Cymunedol a Datblygu