

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.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/2014/0458 + P/2013/0574

Address of site

land west of Ty Coch fronting Gate Road, Froncysyllte
Llangollen, Wrexham.

Postcode
(if known)

—

SENDER DETAILS

Name

Mrs S.A. JONES

Acting On Behalf Of

(leave blank if writing on
your own behalf)

LLANGOLLEN Rural Community Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

CLERK to the Council

What kind of representation are you making?

OBJECTION BY COMMUNITY COUNCIL

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Please find copies of two letters that we sent to Wrexham County Borough Council regarding this application.

Further to these points I would like to add -

That excavation for two houses would be likely to disturb the root system of the large trees bordering the site on the Ty Coch and Grove Road sides. This in turn could increase the risk to nearby dwellings from falling trees.

Finally I would like to add that Argoed Hall (these houses would be built in the grounds) is a listed building.

Cyngor Cymuned Llangollen Wledig Llangollen Rural Community Council

Mrs S.A. Jones
Clerk

Telephone (01978) 810466

1 Ael Y Bryn
Llangollen Road
Trevor
Llangollen
Wrexham
LL20 7TF

Mr Lawrence Isted
Chief Planning Officer
Lampit Street
PO Box 1290
Wrexham
LL11 1WL

4th July 2014

Dear Mr Isted

Town & Country Planning Act 1990

Erection of two detached dwellings

Land west of Ty Coch fronting Gate Road, Froncysyllte, Wrexham

I am writing in response to your letter dated 24th June 2014 reference P/2014/0458 regarding the above application.

On checking with the Community Councillors from Froncysyllte there are a number of objections to this application, and these are all listed below.

Councillors made clear their objections to the planning application in August 2013, and this application is exactly the same as then.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Mrs S.A. Jones
Clerk to the Council

**Cyngor Cymuned Llangollen Wledig
Llangollen Rural Community Council**

Mrs S.A. Jones
Clerk

Telephone (01978) 810466

1 Ael Y Bryn
Llangollen Road
Trevor
Llangollen
Wrexham
LL20 7TF

Mr Lawrence Isted
Chief Planning Officer
Lampit Street
PO Box 1290
Wrexham
LL11 1WL

5th September 2013

Dear Mr Isted

**Town & Country Planning Act 1990
Erection of two detached dwellings
Land west of Ty Coch fronting Gate Road, Froncysyllte, Wrexham**

I am writing in response to your letter dated 14th August 2013 reference P/2013/0574 regarding the above application.

On checking with the Community Councillors from Froncysyllte there are a number of objections to this application, and these are all listed below.

- Access to area with all the buses and cars exiting the water front is already an issue this will make it worse
- Parking regardless of the 2 spaces provided there will be more vehicles parking causing wider issues in the village
- Outside the village boundary so surely can not happen
- Don't want village to have further ribbon development / infill
- Limited green areas in the village this infill will remove one of the last remaining
- Tiles not slate on the roof – should it go through!

If you require any further information, please do not hesitate to contact me.

Yours sincerely

22/09/2013

With the compliments of:

**Cyngor Cymuned Llangollen Wledig
Llangollen Rural Community Council**

Mrs S.A. Jones
Clerk

Telephone (01978) 810466
E mail: clerk@llangollen-ruralcc.com

1 Ael Y Bryn
Llangollen Road
Trevor
Llangollen
LL20 7TF

Head of Community Wellbeing and Development
Pennäeth Adran Lles Cymuned a Datblygiad
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 292016 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

LLANGOLLEN RURAL COMMUNITY
COUNCIL
MRS S A JONES - CLERK
1 AEL Y BRYN
LLANGOLLEN ROAD
TREVOR
WREXHAM
LL20 7TW



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



Town and Country Planning Act 1990

Section 78 Appeal at: , LAND WEST OF TY COCH FRONTING GATE ROAD, FRONCYSYLLTE,
LLANGOLLEN, 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 Written Representations.

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 Sylwadau Ysgrifenedig.

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 0458

Site Address:
LAND WEST OF TY COCH FRONTING GATE
ROAD
FRONCYSYLLTE
LLANGOLLEN
WREXHAM

Site Description:
ERECTION OF TWO DETACHED DWELLINGS

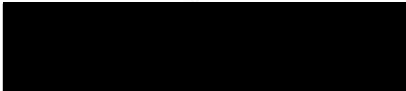
**Welsh Assembly
Government Ref:**
H6955/A/14/2229845

Start Date:
18/02/2015

Appellant's Name:
MR M HILDEBRANDT

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 0458

Cyfeiriad y Safle:
LAND WEST OF TY COCH FRONTING GATE ROAD
FRONCYSYLLTE
LLANGOLLEN
WREXHAM

Disgrifiad o'r safle:
ERECTION OF TWO DETACHED DWELLINGS

**Cyfeirnod Llywodraeth
Cynulliad Cymru:**
H6955/A/14/2229845

Dyddiad Dechrau:
18/02/2015

Enw'r Apelydd:
MR M HILDEBRANDT

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. Rhowch wybod i'r Arolygiaeth Gynllunio am hyn pan fyddwch yn ysgrifennu ato.

Yr eiddoch yn gywir


Pennaeth Lles Cymunedol a Datblygu