

The Planning Inspectorate

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(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

Land at Pont Adam Crescent, Ruabon, Wrexham

Postcode

(if known)

SENDER DETAILS

Name

Thomas and Pauline Davies

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)

Neighbour

What kind of representation are you making?

Paper/Written

Crown Buildings,
Cathays Park,
Cardiff CF10 3NQ

12/03/2015

Dear Sirs

I Wish to Object to the Planning Appeal H6955/A/14/2229577; LAND AT PONT ADAM CRESCENT, RUABON; WREXHAM.

This application is for the erection of 49 dwellings including vehicular and pedestrian access. Apart from the fact that a further 49 dwellings in this small area is, in my opinion unsustainable; there is the question of the increase in transport along very narrow roads to and from this site: Church Street and Penrycae Road lead on to Ruabon High Street, this lead-up to the junction does not allow for cars to pass each other so becomes grid-locked and the junction itself is on a blind bend.

Many areas along these routes have what I believe are called 'pinch points' which do not allow vehicles to pass each other. There is also a blind bend near one of these pinch points, by the railway bridge, where a vehicle has recently crashed into the bridge moving the stones - WCBC is aware of the damage and the fact that this is not the first time this has happened. Furthermore many houses along this route do not have front gardens or fences as protection from vehicles on the road nor access room to park vehicles.

Church Street and Penrycae Road have been designated a 'safe route to school' due to the fact that Ysgol Rhiwabon is on land adjacent to the Pont Adam Estate. The school is extremely popular and is growing in numbers due to the fact that it is well run and has high rates of success. Pupils living locally, walk to school but those living away come in by buses from different areas and scores arrive and depart by car. The school has not yet reached its capacity so there is yet room for a 30% increase in the pupils attending. This is also a route taken by tractors from local farms in Ruabon and Penrycae. I believe a traffic censor was taken by the developers, but of course this was not taken on a 'normal' school day nor during the busiest period.

The WCBC has seen fit not to pass this development, which has been applauded by local people, because this area and its transport difficulties is well known to those on the planning committee.

I would respectfully ask that you take the safety and quality of life of residents and children, (not only now but in the future), into consideration when you make your decision.

Please will you send me a copy of the decision reached on this appeal?

Regards,

Sybil Bremner (Mrs)

Mill House
Penrycae Road
Ruabon
Wrexham
LL14 6EB

YOUR COMMENTS ON THE CASE

Please provide your representation below.

We are disappointed that this application has gone to appeal and would reiterate our previous objections to the proposed planning application.

As Wrexham CBC are aware of the impact extra traffic would have on the access roads to the site, we feel that a representative of the Planning Inspectorate based in Cardiff should visit the area. We feel particularly that any representative should be in the area of Church Street to Ysgol Rhiwabon Secondary School between 14.45 and 15.15 to experience the impact increased traffic and construction vehicles would have on this road. There is a weight limit on the bridge over the stream and sections of this road are without a public footpath which has a potential for dangerous conflicts between pedestrians and vehicles. Because of the width of the road adjacent to the church a bottleneck often occurs but is worse at the above times. This road is also part of Ruabon Conservation Area. In our opinion this road is an accident waiting to happen.

YOUR COMMENTS ON THE CASE (*continued*)