



79 Pont Adam Crescent
Ruabon
Wrexham
LL14 6EE

17th March 2015

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff CF10 3NQ

Welsh Assembly Government ref: H6955/A/14/2229577
(WCBC Case No. P/2014/0241)

I am writing to register my objection to the appeal made by Castlemead construction group to the Welsh Assembly following the rejection of their proposal by WCBC planning department to erect 49 new dwellings on land at Pont Adam Ruabon.

There is no vehicular access planned for the project from the 4539 Llangollen Road and therefore all additional traffic would have to come along either Church Street, or Tatham Road, both of which are single lane thoroughfares and very narrow at certain points with cars already having difficulty passing each other. There has already been significant damage to the narrow stone bridges by cars passing which resulted in the road having to be closed whilst repairs took place.

I also understand that there are no plans to increase the capacity of the existing Pont Adam Estate access roads which I feel would also suffer from the increased volume of traffic, and the sharp corner on the bottom road access to the estate already struggling to cope with the existing volume of cars would become a serious hazard to pedestrians using the footpaths especially as it part of the main route used by the local bus service. The roads already are struggling to cope with the volume of traffic as a result of the addition of recent estates and housing projects as well as having to cope with the daily influx of busses and traffic serving Ysgol Rhiwabon Secondary School.

I feel that this proposed development would create significant problems for all concerned. I feel that it has been drafted without any due consideration to the needs of the local community, and would impose an unacceptable additional strain on current resources such as schooling and medical services.

Mr A. Carter



View of bottom road corner from both directions

