

The Planning Inspectorate

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PLANNING INSPECTORATE For Official Use Only (Date received) 27 FEB 2015 RECEIVED IN PINS 3
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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:

H6955/A/14/2229577

Address of site

PONT ADAM CRESCENT
RUABON
WREXHAM

Postcode
(if known)

SENDER DETAILS

Name

MRS. MAUREEN POND

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)

RESIDENT

What kind of representation are you making?

LETTER

YOUR COMMENTS ON THE CASE (*continued*)

I am a resident of Pont Adam Estate, and horrific, is the word to describe the amount of housing proposed for this site - it would turn, what is a 'nice' estate into one that resembles a shanty town. The Developer appealing against the rejection of the Application built an estate which backs onto our home, and it is an eyesore - an ant would have trouble trying to pitch a tent there, and it look as though he would like to replicate this on Pont Adam.

On the Planning Application it states 'access roads' these do not appear to be new roads, but ones currently used by residents of Pont Adam, with one road (where I live) taking the bulk of the traffic. To impose a further 49+ cars etc would be intolerable for residents.

The main route from Pont Adam to the Village is part of 'Old Ruabon' and was built to take horse and cart, and at present is totally inadequate for the volume of traffic it has to take - through traffic to Penycae, Old Grammar School estate traffic, Pont Adam traffic. Ysgol Rhiwabon is situated next to the estate, so we also have traffic from school staff, school buses, school runs not to mention pupils walking everywhere. So to impose more traffic would be both lunacy and dangerous. The junction of this road by the Church (meeting the main road) is NOT, as described as adequate - it is perilous.

Recently Ruabon has had its fair share of new development, all of which is a real concern, placing extra strain on services, doctors, schools etc.

Wrexham Council wisely rejected this Planning Application, but the Developer (as is his rights) decided to appeal the decision, showing complete disregard for the safety and well being for people living in the vicinity - all in pursuit of greed.

These are some of my concerns (I do have others), and sincerely hope that you conclude that Wrexham Council were wise in their decision to reject this Planning Application.

Could I please have a copy of the Appeal decision.