

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/14/2228714**

Address of site Woodview, Brynisa Road
Brynteg
WREXHAM
Clwyd

Postcode

LL11 6NP

Grid Reference: Easting

3308676

Northing

3525306

SENDER DETAILS

Name

Mrs G E Winstanley

Acting On Behalf Of

N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Received notification of an appeal against refusal of planning permission to erect a 3 bed dwelling on land at Woodview Brynisa Road Brynteg. My original concerns still stand on the grounds of increased traffic on an already poorly surfaced unmade road. Although the addition of 1 further dwelling does not seem excessive the impact on the infrastructure to the road and surrounding properties would be much greater. Plans are already in place to change the existing dwelling known as Wood View back into 2 x 2 bed properties. together with the new build this could result in a further 7 vehicles requiring access. It is impossible for 2 cars to pass on Brynisa Rd without encroaching on private property and the junctions with Church Road and Victoria Road have restricted visibility. Church Road itself is narrow and 2 cars can only pass each other in a couple of places making it necessary to reverse/manoeuvre to allow passage. Delivery vehicles are usually too large to negotiate the turn and have to park on Church Road effectively blocking it for the duration. Our waste bins have to be taken to the junction for collection and emptying. A lack of level surface to stand them on leads to obstruction of the corner and extra bins would only

YOUR COMMENTS ON THE CASE (Continued)

exacerbate the problem.

Street lighting is poor and the plans suggest that the existing pole carrying the light be moved to facilitate access to parking spaces. This would need to be carefully re-sited to provide maximum light to the street for pedestrians. It also carried the electricity cables for some of the properties.

It is noted that there have been planning applications in the past which have been granted but for whatever reason have since lapsed. There are 3 properties in the road with the space to apply for planning permission to erect at least 1 dwelling on each plot. Allowing the new build at Wood View could be the thin end of the wedge and the condition of the road cannot cope with more traffic both during and after construction.

There are also concerns about health and safety or lack of it on the site, contractors have closed the road or parked on private property without informing householders and this is before any building work takes place.

The houses in this area were built in the days of the horse and cart and the roads were never designed to have to cope with the amount and type of vehicular traffic that operates today, any further increase will impact not only on Brynisa Road but on adjacent roads as well.