

I would respectfully request that the appeal against the decision by Wrexham County Borough Council to refuse planning permission under Ref. P/2014/0372 be turned down for the following reasons

- a) **Council Reason for Refusal** - The proposed development by virtue of its siting and scale will have an adverse visual impact upon the Special Landscape Area, where priority is given to conservation and enhancement of the landscape. To allow the development would therefore be contrary to Policy EC5 of the adopted Wrexham Unitary Development Plan.

Comments from interested party - Furthermore, the argument put forward by Ian Pick Associates Ltd that

"The LVIA demonstrates that the proposed location of the development, combined with the substantial existing screening place ensures that the development does not result in an adverse impact on the character and appearance of the landscape"

is incorrect in that it does not show my property to the north of the proposed development where recent storm damage has resulted in the uprooting of a mature oak tree forming part of the natural screening and any natural screening benefit is only a valid point during late spring to early autumn when the trees are in leaf. During the late autumn and winter the trees and hedgerow provide little screening from the proposed development.

- b) **Council Reason for Refusal** - The proposed development is located in an isolated location some distance from the existing farm complex. The proposed building by virtue of its scale and its sensitive location would represent a further unnecessary visual intrusive into the landscape, contrary to Policy EC3 of the Adopted Wrexham Unitary Development Plan.

Comments from interested party - Again the argument put forward by Ian Pick Associates Ltd that

"Secondly, moving the building closer to Talwrn Farm would move the development significantly closer to neighbouring properties"

is incorrect as the siting of the proposed development puts it significantly closer to my property and the another 9 properties to the North of the proposed development. These properties are around 200 metres from the proposed development and are omitted from any LVIA, Site and Location plans.

- c) **Council Reason for Refusal** - The surrounding highway network and approach roads to the site are substandard and unsuitable to accommodate the anticipated increase in HGV traffic movement generated by the proposed use. To allow the proposed development would therefore have an adverse effect upon highway safety in the area and would be contrary to requirements of Policy GDP1(d) of the adopted Wrexham Unitary Development Plan.

Comments from interested party - There are current examples of current HGV usage where they have had to encroach on grass verges as below.



There are further examples of HGV skid marks and examples where HGVs wheels have ridden over curbs into the grass verge where the location is too dangerous to park and photograph but hopefully they can be seen during a site visit.

The increased weekly usage, and in particular the period of dropping removal where 20 HGVs per day will use the 'B' road infrastructure, will exacerbate the problem.

In the appellants closing paragraph they make reference to

"The predicted Rating Level of transport related noise at the nearest dwelling is not high and consequently is likely to be considered acceptable. However, if required it will be possible to substantially reduce the overall Rating Level with the provision of noise barriers along the north and east of the loading area - low to moderate noise impact "

yet they make no other reference to my and the other 9 properties which are north and north west of the proposed development in in any documents or maps submitted by the appellants. This clearly shows a lack of understanding on the impact to the local community.

Also, the south facing view from the entrance is restricted and does not provide the required 2.4 metre by 43 metre area of clear sight required for a 30 mph speed limit.

Any excavation works to improve the view would involve the removal on a lamp post which again is not compliant with the 30 mph speed limit which requires strict adherence to the current lighting schemes.

- d) **Council Reason for Refusal** - The proposed development would result in an unacceptable increase in noise, odour and HGV traffic movements within close proximity of residential properties, adversely affecting the existing residential amenity of the area. To allow the development would therefore be contrary to Policy GDP1(f) of the adopted Wrexham Unitary Development Plan.

Comments from interested party - Also, no reference has been made with regards to the odour impact on the local secondary school Ysgol Y Grango which has it lower playing fields close to the proposed development or the local Crematorium, in particular during the dropping removal period – (both sites are to the east of the proposed development).