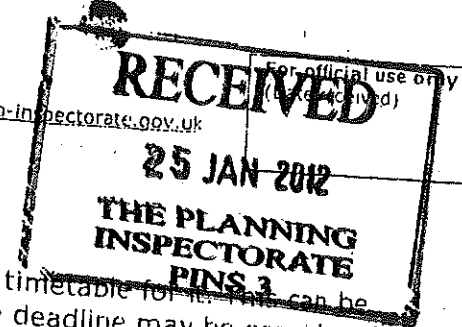


The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk



COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planning-portal.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: H0955/A/11/2166553

Address of site

LAND ADJACENT TO MOUNT HOUSE
CHURCH STREET
RUABON
WREXHAM

Postcode
(if known)

SENDER DETAILS

Name DARREN EVANS AND REBECCA EVANS

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, Tennant)

NEIGHBOUR

What kind of representation are you making?

OPPOSED TO PLANNING APPLICATION
IN FAVOUR OF COUNCIL DECISION

YOUR COMMENTS ON THE CASE (continued)

We have been opposed to the above planning application since it was first made.

We are still of the opinion that the proposed development is unwelcome, unnecessary and inappropriate for this area.

Please see previous correspondence for full reasons, (a copy of the most recent objection letter is attached for reference), all of which remain relevant.

We believe that the local authority (Wrexham County Borough Council) have made the right decision in refusing planning permission for this site.

Could we please request a copy of the appeal decision letter.

Darren & Becks

From: "Darren & Becks" <daz@beckyevans.orangehome.co.uk>
To: <planning_comments@wrexham.gov.uk>
Sent: 07 July 2011 18:57
Subject: Planning Application P/2011/0403 - Land Adjacent to Mount House, Ruabon, Wrexham
 Dear Mr Phillips

With regard to the above planning application, we would like to register our objection on the following grounds:

Land being overgrown

Development of housing on the site is neither the only or best way to deal with overgrown plant life, as suggested by the design and access statement.

Vermin

There are owls in the area of Railway Terrace / Mount house, which obviously view the vermin mentioned in the design and access statement as a valuable food source.

Dumping of rubbish

The dumping of rubbish referred to in the design and access statement has ceased since Mount House has been renovated. The photograph used to illustrate the dumping of rubbish clearly shows boarded up windows of the derelict Mount House in the background.

Illegal activity

The illegal activity mentioned in the design and access statement took place primarily inside the derelict Mount House. Now that the renovation work is complete, this activity appears to have ceased. The crime figures quoted apply to the whole of Church Street, not just the land adjacent to Mount House, and we have not personally had any experience of any criminal activity in the area since Mount House has been renovated.

Railway Terrace

Whilst much has, once again, been made of how the proposed development will fit in with and impact upon the new houses in the old builders yard in Railway Terrace, how it will fit in with and impact upon the existing properties in Church Street and even how they will fit in with the High Street, no mention whatsoever has been made of the impact they will have on the properties and residents of Railway Terrace, which back on to the land adjacent to Mount House.

New houses on the old builders yard, Railway Terrace

The building of two new dwellings on the old builders yard, Railway Terrace should not be allowed to set a precedent for developing the area, in fact, quite the opposite is true. The construction of four new houses in such close proximity to each other will be too much for the area. It should be noted that the site of the old builders yard has been an industrial site for over 40 years and the development of it, once completed, will be a positive change for the area. In contrast, the land adjacent to Mount House was once the garden belonging to Mount House. If preserving the character of an area, surely building on garden space should be discouraged. It should also be noted that the development of the builders yard has been ongoing since April 2010 and with one house only having reached roof level (and the building being an empty shell) and the other building only having had the base put in, it hardly demonstrates a massive demand for property in the area.

Privacy

Our property is not currently overlooked from the direction of the land adjacent to Mount House. The proposed dwellings would mean that our garden is overlooked by 2. The elevated site of the land adjacent to Mount House and the height of the proposed houses would mean that the equivalent of two 4-5 storey imposing buildings would be built at the bottom of our garden. We do not feel that this is acceptable and that it would have a detrimental affect on our quality of life.

Light Pollution

The proposed development and associated traffic movements would cast light on the back of our property and on to our garden.

Noise Pollution

The immediate area is a natural hollow, with the railway embankment, Station Road and Church Street forming the bowl and Railway Terrace and the new houses on the old builders yard sitting at the bottom. The area therefore amplifies noise. The development of the site, (which has already had some groundwork done,

with the loss of trees and damage to others - the noise from this work was evidence of the validity of this point), including the building of the dwellings and subsequently the comings and goings of the residents and associated traffic noise will have a very negative impact on us and our way of life.

Boundary

No mention of a boundary / retaining wall has been made in the design and access statement. Due to the elevated position of the site, we would expect this to be necessary.

Land slippage

As no boundary / retaining wall has been mentioned, we are concerned about how the land is to be stabilised as disturbance could result in land slippage in the direction of Railway Terrace and therefore have some dire consequences. Previously another property on Church Street has its garden slip in 2010 approx.

Drainage

Water off the new development would end up directly in our garden.

Conservation

The development of the proposed houses would not be an appropriate or in fact welcome addition to the area. Irrespective of the applicants opinion of the quality of the green space it is, nonetheless, green space. Houses have been renovated in Park Street and Grenville Terrace stands empty. It is these types of buildings that the conservation area is about - original buildings from the area - not new houses being built on the gardens of original ones and then trying to fit in with their surroundings.

Housing Market

A look on Right Move will show in excess of 50 properties on the market in Ruabon, ranging from new build 2 bedroom properties to converted schools, covering the whole spectrum. We don't believe this, in addition to the current housing market in general indicates any need for the proposed dwellings.

Access

It is dangerous for vehicles to be pulling out onto Church Street at that location due to the proximity of the narrow railway bridge and blind bends.

In conclusion, we feel that the development of these houses will have a negative impact on our quality of life and the quality of the area. We also feel that it would damage the integrity of Wrexham Council's Conservation Area policy as it would demonstrate that whilst it enjoys the ideology of a conservation area in Ruabon, it will only be upheld and protected as long as no-one wants to build new houses.

If you have any queries, or require any further information, please do not hesitate to contact us.

Yours sincerely

Rebecca Evans and Darren Evans
8 Railway Terrace
Ruabon
Wrexham
LL14 6DH