

Good afternoon, my name is Dennis Owen and I represent the Gresford Road Action Group and also The Llay Community Council.

The vast majority of the residents of Llay are opposed to this development as are the elected Community Councils of Llay, Rossett and Gresford, both County Councillors of Llay, and Ian Lucas the Labour MP for Wrexham. I therefore find it very difficult to understand the democratic reasoning of this appeal as it was thrown out by the Wrexham Planning Committee with not one vote in favour of passing the application at the October 2015 meeting.

We believe that you should give consideration to the following valid reasons.

1: The application is situated outside the existing settlement boundary of Llay and is agricultural land still farmed to this day and once developed will be lost for ever. In 1983 the grading of the land across the site was classified as Grade 2 but now the report by the architect dated the 24th October 2014 states that it is Grade 3b and this has been accepted by the Welsh Assembly without question.

2: We have photographic evidence that the fields have sunk over recent years and in spite of the basic £70.00 report from the NCB stating that any ground movement should have stopped by now visual evidence indicates that it has not. It should also be noted that some of the underground workings pass across this land and that in fact one of them joins up with the workings at Gresford Colliery.

3: In 2012 the Wrexham Council and the Safety Advisory Group removed permission for a music festival to be held on this site by a company called MyFest. It should be noted that this company are the same people who now refer to themselves as McClements and McClements Developers Ltd.

The reason given was that the land was waterlogged and was deemed unsafe for a large number of parked up vehicles. According to the Soakaway Report , 50% of rainwater from a heavy storm must disperse within 24 hours. The result of the test stated that none of the seven test pits worked to BRE 365 standards in fact 3 of them showed zero movement within the time scale. If the open fields are not capable of dispersing the water now how will they cope when 365 houses are built on it. The Case Officer stated in his summary that some areas of the site are at risk of surface water flooding., and that the proposed development has potential to increase flood risk to developments off site. No evidence has been provided that ground conditions on site are suitable for infiltration and that there is no indication of any watercourse on site suitable to accept surface water flows.

4: Sewerage Problems. There has been considerable pressure on the sewage system already due to previous housing and industrial estates. Since the planning committee meeting in October 2015 there has been severe flooding close to the Crown Inn Junction caused by poor mains drainage.

5: Traffic concerns. The Straight Mile is a very busy road and already congested. Large numbers of heavy goods vehicles use these roads, especially at peak times. Gresford Road is unsuitable for an increase in traffic due to the constraints of the Griffin Hill and Gresford School. Chapel Lane/Higher Lane/Gegin Lane are dangerous single carriageways with blind bends and these have been increasingly used to avoid the Straight Mile congestion.

Added to this we have the extra traffic from the new Police Headquarters which will employ 350 personnel. In 2008 an application by the Enforcement Team thought it necessary to permanently

close a field access on the Straight Mile and provide a new access on Chapel Lane in the interest of highway safety. The plans for the proposed development include a large roundabout 350 yards from the junction near the Crown and 500 yards from the blind summit.

6: Local schools are at capacity. The numbers of new potential school children needing school places is of serious concern. Any financial contribution made by a developer goes to the education authority and not to named schools. Our local schools cannot absorb the numbers projected also children in the village would be in danger of losing their right to school places at Llay, Darland and Castell Alun as children living on the new development will be closer to these schools.

7. Health Centre. The local Health Centre in February 2015 wrote to the Llay Community Council stating "their strong opposition to this proposed development due to increased patient numbers and inability to develop the existing practice in Llay. ". The Health Centre may have difficulty in recruiting anymore GPs due to national shortages even if they could afford it. Also the architect involved had a meeting with the Doctors at the practice and was informed of their concerns and objections.

8: On the 1st of December 2014 the Planning Officer recommended refusal of single house redevelopment on Gegin Lane. Llay and I Quote.

" The proposed development would be unsatisfactory and undesirable because the development involves a greenfield site and is outside any settlement limits as defined in the Wrexham Unitary Development Plan. To allow the development would be detrimental to the countryside and would represent an undesirable visual intrusion into the landscape. The development does not maintain existing patterns and would not accord with the character of the site or make a positive appearance of the locality. The development therefore conflicts with Wrexham UDP"

The development proposed on the Home Farm. Gresford Road. Llay which is outside the settlement boundary for Llay is adjacent to the site just mentioned. What is the point of planning policies if they can be ignored at will especially when there is still infill and other brownfield sites in Llay such as the land which housed the old school or Community Centre that have yet to be developed.

This development is not a logical extension to the village and although the consultants state that there will no visual impact they then say that it would be screened by bushes and trees resulting in the whole development being isolated

Llay is a Welsh Village proud of it's coal mining history and therefore the views and opinions of Llay residents should be taken into account.

Please refuse this appeal.