ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

PRE-APPLICATION REPORT

LAND OFF BETHANIA ROAD, WREXHAM

MARCH 2022

Company Registration Number
07717424

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Methley
Leeds
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1. A draft of the planning application including the proposed plans for the development has been publicised on the developer's website – www.prospectestates.com.

2. The draft was uploaded to the website on 15 February 2022.

3. A site notice was erected at two points on the site on 15 February 2022 inviting comments to be submitted on the application by 15 March 2022 and advising interested parties as to how the draft application could be inspected and where comments should be directed. The Notice is attached at Appendix 1.

4. Letters were sent to a number of immediate neighbours in the area. An example of that letter is attached at Appendix 2.

5. In response to the publicity of the proposals, two comments were received from neighbours, set out in full as follows:

   Comment One

   I am writing to you in response to pre-planning application that has been put on the lamp post.

   The local development plan for Acrefair stated that houses would be built on the southern site (factory) and the northern site which your notice relates to was to be kept for recreational/leisure use.

There are to be over 200 houses to be built on the old factory site; this was a small village however with increase in planning applications this is no longer the case. [redacted]

The land is the only piece of green that is left in our village apart from the school field.

School is over subscribed

Infrastructure is not in place to sustain further housing developments

Bethania Road is narrow and issues with no of cars now

2012 it was agreed that this site was not to be developed for housing purposes

Acrefair has no shops, parks for our children,

This is just a few reasons why I wouldn't support another housing development.

Comment two

when prospect holdings got planning for over250 houses across the road this field which is the last piece of green in the small village was to be kept as green belt also there are many other objections including this land is

contaminated with lots of metal barrels full of chemicals from the old monsanto works which are buried there and starting to decomposing.

We were promised woodland walk or some type of recreational area.

Bethania road can not take further traffic, school is over subscribed, doctors also.

I cannot support further housing developments in our area as we are already having 200+ houses on the factory site.