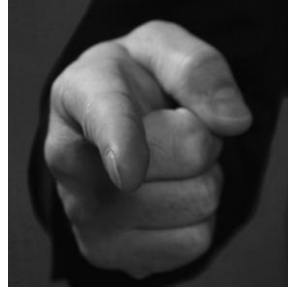


The End Of Tanyfron?



TANYFRON NEEDS YOU!

The recent growth of Brymbo threatens to swallow up Tanyfron. In 2005, a planning inspector said that: *“the Green Barrier between Tanyfron and the Lodge and Brynteg serves a valuable purpose in preventing the coalescence(merging) of urban areas and villages with other settlements. It should not be eroded”*.

However, **Brymbo Developments Limited** has applied to build high density housing directly opposite Bryn Gwenfro **Application P/2012/0817**. BDL claims infrastructure for the existing development cannot be funded without more houses. However, just two years ago Plaid Cymru commented that the developers had *“pocketed more than £17m in dividends”* between 2005 and 2007.

Why Should We Care? The development will destroy one of the last green areas around the village. An identical development was turned down by planning inspectors in 2011 on appeal as “over intensive” and “within a green barrier”. The appeal decision (29/11/11) states the development would create *“a large, poorly-related enclave of housing”* impacting negatively on the environment of Tanyfron **and** the newer houses. **The area simply cannot absorb any more housing.**

What has been gained from the development so far: Brymbo has gained an Enterprise and Learning Centre funded by over £3million of European money.

Tanyfron has been encumbered with:

- Over 500 houses, with no facilities or services, isolated from their community
- Extra Traffic: causing greater danger using the roads, increased traffic in the mornings and noise and air pollution
- Pressure on local services like doctors and schools
- Very few affordable houses for locals

The application has been justified on the basis of a Welsh Government report that claims Wrexham needs more housing: Tanyfron has already absorbed more than its fair share.

Under these plans Tanyfron may lose its school, which has served the community for generations. An internal council report suggested "*The re-development of the former steelworks effectively brings the community of Tanyfron and...Brymbo together....any new school could serve the two communities.*" (Report CLAO/01/10, 05/01/2010) The proposed new school site is half a mile from Tanyfron.

The developer has requested for the obligation to pay towards local school places to be waived. The area surrounding Tanyfron and Brymbo is identified as already being under severe pressure with Tanyfron C.P. and Brymbo’s St Mary’s primary schools both being recognised as requiring contributions due to limited capacity.

Tanyfron risks losing its own identity, simply becoming a suburb of Brymbo. Once the decision is made there is no going back, our green space will be lost forever.

The Local Resident’s Association is not against progress, we want to see the completion of the employment areas promised by the developer. However, this should not be achieved through yet more housing, whilst moving forward, areas need to retain their own identity. New developments need to be sustainable, a fundamental central feature of the Welsh Government’s own planning policy documents. The demand for houses must be balanced with the effects on local infrastructure and the environment. The association believes these thresholds have already been reached.

What can you do?: The campaign to save our green space is gathering momentum but we need all the support we can get. We need to show those in power that local residents are against more housing on our green space.

**If you are against the development please either comment below, including your street name & attaching extra paper if needed, returning to:
Tanyfron local shop, St Alban’s Road – placing in the box provided
Or email tanyfroncommunity@gmail.com
Memories of Tanyfron, comments and ideas for the future can be left at
<http://tanyfron.wordpress.com> or
Visit <http://tanyfronplanning.wordpress.com> for relevant documents and information**

I am against development on our green space opposite Bryn Gwenfro P/2012/0817

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