

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/18/3194493

DETAILS OF THE CASE

Appeal Reference APP/H6955/A/18/3194493

Appeal By CO-OP

Site Address
Land North of Station Avenue
Chirk
Wrexham
LL14 5NA

SENDER DETAILS

Name COUNCILLOR TERRY EVANS

Address
Station avenue
Chirk
Chirk
Wrexham
LL14 5LU

Company/Group/Organisation Name Community of Chirk

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence

☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

Dear Sir or Madam

Town and Country Planning Act 1990

S38 Appeal – Proposed residential development (22 dwellings) on land north side of Station Avenue, Chirk, Wrexham – Ref H6955/A/18/3194493

Dear Sir,

I write regarding the above appeal, regarding the application to build 22 dwellings on land off the north side of Station Avenue in Chirk.

The application was refused by Wrexham County Borough Council due to the impact on the appearance and character of the conservation area which would be directly affected by this development. In particular the loss protected trees along Station Avenue was a key factor in the refusal.

I would like to make the following comments on the matter for consideration.

Chirk conservation area was first designated in 1975, and was reviewed and extended in October 1997 and in 2013/14. The document is concerned with the reason for the designation as a conservation area and defines the special architecture and historical interest which contributes to the unique character and appearance of Chirk's conservation area. Given this, the impact of the development on the nature and character of the conservation area is wholly unacceptable.

Of particular concern is the impact on the lime trees along Station Avenue, which are protected by tree protection orders. These are registered as veteran trees on the Woodland Trust's register, and create a peaceful and serene atmosphere in the area.

These trees are nearly 200 years old and there is a suggestion that they were planted to commemorate the Battle of Waterloo, according to Chirk's local history group, which suggests they have been planted in battle formation rows.

There used to be 65 trees, but this number has fallen to 35. The proposed development would reduce this number further and it is my strong view that this would have an unacceptable detrimental effect on this area.

Aside from their historical significance, the trees on Station Avenue are an important feature in the locality. Not only do they look beautiful in the summer time when in full bloom, the trees also create an

important buffer to the negative industrial developments of Mondelez and Kronospan factory sites. To remove any of these trees would increase the visual and noise impact from these sites on the local community, which would be unacceptable.

This application would see residential development on the north side of Station Avenue for the first time within a two mile radius from the trees. There is a clear planned, linear development policy in the area, and this application would clearly fall outside of this.

In addition to the unacceptable impact on the conservation area, the development would further be unacceptable due to the narrowing of the road in the area. It is already difficult for two vehicles to pass, and almost impossible for lorries or cars towing caravans to pass along the road. Given the Caravan Club site and Chirk Castle (which last year attracted 350,000 visitors), as well as the industrial estates are accessed along Station Avenue, the development would generate an unacceptable additional amount of traffic that would, in my opinion, be dangerous to pedestrians and road users.

In summary, the impact of the development is wholly unacceptable on the basis of its detrimental impact on the conservation area and particularly the removal of historic trees, already the subject of protection orders. While the applicant suggests there is a urgent need for housing in the area, this is addressed in the local plan and Chirk has more suitable sites elsewhere for development. I would urge you to reject the appeal and uphold the Council's decision to refuse this application.

Yours sincerely,

Terry Evans,
Chirk South, Wrexham County Borough Councillor.