

Dear Sir/Madam

PLANNING APPEAL REF: H6955/A/18/3194493

WREXHAM CBC PLANNING APPLICATION NUMBER: P/2016/1165

I write in respect of the appeal by the Co-op against the decision of Wrexham Council Planning Committee to reject their outline application in respect of residential development on Land to the North of Station Avenue, Chirk.

We made comments to Wrexham Council both in respect of the original and revised applications, which we do not feel they took fully into account, and in our opinion allowed the debate to be focused on whether or not two trees which are the subject of TPO's should be used to prevent the development.

I would reiterate our objections to the use of this site for housing.

- You must take into account the neighbouring established land uses which might be adversely affected by encroaching residential development. **Planning Policy Wales addresses this point at 9.2.9.**

Given the recorded events relating to industry registered from the long established residential areas in Chirk it is inappropriate to allow new built residential in even closer proximity to the south and east of two major industrial sites located in the town.

- You must have regard to the proximity and compatibility of the proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised.

Planning policy Wales 7.6.3 specifically addresses this point. As one of the major neighbouring industrial sites, the inclusion of additional housing close to our boundary will prejudice the ongoing or the potential future operations of existing substantial businesses.

- Recognise the amenity value of this parcel of land in association with contiguous spaces, and in wider context of the green barrier that exists between residential and industrial development in the town of Chirk.

For the above reasons, we register an objection to this appeal and believe it is inappropriate to grant permission.

In closing, I would ask that you provide me with a copy of the appeal decision letter, when this matter is finally decided.

Yours faithfully

Mike McKenna
Chairman