

Dear Sir's

RE: Town & Country Planning Act 1990

Section 78 Appeal at: CHIRK COURT CARE HOME, MAES Y WAEN, CHIRK, WREXHAM

Planning Reference P 2011 0199

Welsh Assembly Government Ref: H6955/A/11/2159246

This proposed development access would result in the removal of the ancient hedgerow which includes 14 species of British native trees/shrubs, this would have a major bio diversity implications.

Also to achieve this new access the hedges marked with a T on the lease must be protected at all cost by the lease owner.

The proposed use would be detrimental to highway and pedestrian safety in the vicinity of the site due to inadequate visibility splays and also this crosses a cycle path.

Inadequate on site parking is well below the welsh parking standards and would cause major congestion especially to the residents living in Maes y Waen,

It would Cause Congestion and parking on the B570 which is a busy road and the only emergency route when the main A483 is closed.

24 parking bay's for a 72 bed development which 20% should be for disabled users. This 72 bed development has only 24 parking bays this does not include staff, doctors and ambulance bay parking.

The removal of trees slightly before the planning application came in still remains an annoyance. This reduces any trust that we had in the company to protect the well established remaining trees in the area including the grade 1 beech.

Your's Sincerley, Cllr Terry Evans

Chirk South

Wrexham County Borough Councillor