

The Planning Inspectorate

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(Date received)

21 MAR 2011

THE PLANNING
INSPECTORATE
PINS 3

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.uk

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P20100589

Address of site

Land North of Ridgeway Lodge, Chirk Green, Chirk,
Wrexham

Postcode
(if known)

LL14 5NR

SENDER DETAILS

Name

CHARLOTTE & Jamie Parkinson

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

Neighbour

What kind of representation are you making?

Opposing.

Mr & Mrs Parkinson

Ridgeway Lodge

Chirk Green Road

Chirk

Wrexham

LL14 5NR

17/3/2011

Planning Ref:P20100589

Dear Sirs,

We write to you regarding the appeal of planning application for the erection of dwelling and garage at land north of Ridgeway Lodge, Chirk Green, Chirk. We have several concerns over this development.

We have concerns regarding the access point to the building area as the applicant has access to this over our driveway. This also concerns our neighbours, who also have access over our driveway, but are responsible under a covenant for tarmaccing our drive, which should have been done within 18 months but we agreed for it on completion of their property. We are now at a point where the drive will be tarmaced shortly, but with the possibility of planning permission being given (machines etc. travelling over our newly tarmaced drive) they are reluctant to do so. We feel this is unfair to us as we are unable to complete our property 4 years after moving in. If this permission is given it is likely to be another 2 years before we can complete our property.

We have also had recent developments as it has been discovered by our neighbours that the applicant also has access to his land over their section of the driveway. The applicant has access to his land from two access points which travel over our drive. The applicant is adamant that he needs/wants to use both of these access points. This will increase vehicles travelling past our home and cause problems with vehicles parking on our drive which will restrict/affect our access. We accept that the applicant has got access to his land, but he has no parking permission which we think is highly likely to happen if he was developing the site. He has already abused this by parking on our drive with no permission whilst viewing his land.

Access to this development is gained through an already poor access point and with the road being very busy at times (due to a local car boot sale and residents visiting their allotments) and the road being in a very poor state of repair, we feel the road is not suitable at present time for any further developments.

We feel this proposed development site should be kept as a green area and landscaped to fit in with the surrounding area, as at the rear of our property, which has been reclaimed to a high standard for all wildlife. The applicant was instructed to landscape this area following past planning refusals but there has been no attempt to do so. He has shown no regard for the council's decisions and

instructions to landscape. Development of this site would be of great detriment to the wildlife in the area, particularly on this site, as at present it is a sanctuary to our local population of owls, woodpeckers etc., which are in great abundance. Removing this habitat would be very sad. The applicant already owns several properties, losing this space that wildlife has adopted for development would be a shame and we feel it is for profit only.

If the applicant acquires planning permission we can see the possibility of an escalation of development which would affect the appearance of our property and the area. Due to the nature of the applicants business he has previously left vehicles on the land for some time. Given planning permission we think there would be a great influx of commercial vehicles and the like.

We urge you to carefully consider this decision which will affect our home and future life here.

We would like to receive a copy of the appeal decision letter.

Yours sincerely

Mr & Mrs Parkinson