

Case No: P/2016/1165

Proposal: Outline Application (Including Means Of Access) For Up To 24 Dwellings
And Associated Works

Location: , Land On North Side Of, Station Avenue, LL14 5NA.

From: Anna Irwin:

Date: 9th January 2017

Policy Section: Con

In my view, the key consideration in determining the principle of development within this location is the acceptability of removing the 2 frontage trees without replanting.

The importance of the lime trees along Station Avenue cannot be questioned and is confirmed by their TPO status within the designated Chirk Conservation Area. The adopted Conservation Area Character Assessment and Management Plan makes several references to the important contribution made by the trees to the special character and appearance of the area, having a strong presence within the street-scene, adding to the sense of place and enhancing the linear street pattern, by creating enclosure whilst channelling views along the avenue.

This special character derives from their cumulative impact and continuity along the avenue which should be strengthened and maintained not diminished through incremental loss. This would only set an undesirable precedent.

In my opinion the trees form such a valuable feature of the town and conservation area as well as the approach to the World Heritage Site that I could not support their removal without replacement.

The trees within the site also play an important role as recognised within the Conservation Area Character and Management Plan in screening the industrial site beyond. Development within this location, particularly to the density proposed would place too much pressure upon the boundary trees and hedgerows.