

Cerys Jones

From:

Sent:

To:

Subject:

As outlined to Richard Lomas I am concerned about the removal of trees and state of existing trees and hedges, We need every leaf we can get to deal with emissions from local factories and cutting down vegetation is not acceptable. Also as I am not very good at reading plans and jargon, I need to know what provision would be made to replace any trees and indeed for maintaining the established plantings. Also, with tongue in cheek, is it not convenient that these two particular trees that are dying are inconveniently in just the right position for access to the development?

Planning - Comment

Call date: 22/01/2017 13:46:54
User: 1074475/2
Contact number:
Document Number: 3281221

Comment on Planning Application

Please note that any comments you make will be placed on the file for anyone to read. No comments are allowed that are of a racist nature or could offend or insult anyone. Please see following attached notes.

About You

Please provide details about yourself. Areas marked with a red box and asterisk must be completed.

Forename

Surname

Address

Phone Number

Email

Comments

Please provide details regarding this planning application

Case Type

Comments

O

Dear Mrs Holman,

We live directly opposite this site at Lydens, Station Avenue, and wish to object most strongly to this development on the following grounds:-

1.General

(i) The application site is outside the settlement boundary identified in the Unitary Development Plan and is a site which, following public consultation and examination by a Welsh Assembly Inspector, was not considered suitable for housing.

(ii) The lack of a five year supply of deliverable housing land is not sufficient reason for approving the development. Chirk has been heavily developed in recent years, with enough housing to meet local demand and there are very good site specific reasons for adhering to adopted planning policy.

(iii) The site is literally a green field and to allow it to be developed will be contrary to the principles of sustainability which underpin current planning policy. Chirk has an abundance of brown field sites which should be looked at first.

2.Amenity

(i) The number of houses proposed will change the character of the area dramatically and, being directly opposite our home will create considerable nuisance in terms of additional traffic, general activity, noise and light dazzle as

Any problems or issues associated with the trees can be easily overcome, this should not be used as a reason for approving the application.

(iii) The development will result in the immediate and long term loss of very important protected trees and hedgerow which have visual importance and provide valuable habitat on the edge of the town centre. In reality the new access will probably impact on more than two trees and new planting will not compensate for this.

(iv) Once the access is created the trees alongside will have to be pruned regularly to keep the visibility splays clear, inevitably resulting in a change to their natural appearance and ultimately in their decline and loss.

(v) If the development is approved the site will have to be serviced with gas, water, sewerage and electricity. Some of these services (if not all of them) will have to come from Station Avenue and through the line of protected trees. They will have to be provided with the help of mechanical diggers (not by hand) requiring deep excavations which will inevitably threaten the trees and hasten their loss.

(vi) The Council's arboricultural officer should be required to carry out an independent assessment and provide a written report on the health and likely impact on the hedge and trees. They are protected for the benefit of the community and should therefore be highly valued.

5. Conservation Area

(i) The application site is partly within and partly alongside the designated Conservation Area and all new development must preserve and enhance its special character. The development proposed will not preserve nor enhance the character but will have a negative and injurious impact on it. This cannot be allowed to happen.

(ii) The Chirk Conservation Area "Character Assessment and Management Plan" which was updated very recently (in 2014) identifies the special character of Station Avenue, the importance of the protected trees and the special contribution made by the open spaces like the application site.

(iii) The proposed development will make an unacceptable change to the character of the area, it will result in the loss of major open space and to the immediate and long term loss of very important trees...all contrary to the guidance in the Management Plan.

(iv) Please ask the Council's Conservation Officer to carry out an independent objective assessment of the impact of the development

Planning - Comment

Call date: 09/01/2017 16:36:31
User: 1064601/2
Contact number:
Document Number: 3262854

Comment on Planning Application

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About You

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Forename

Surname

Address

Phone Number

Email

Comments

Please provide details regarding this planning application

Case Type

Comments

O

I write in respect of the Outline application in respect of residential development on Land to the North of Station Avenue, Chirk. In considering this application, the Council should:-

- Take into account the busy and narrow nature of Station Avenue, which carries a mix of private and heavy commercial vehicles, the restricted visibility from existing roads onto Station Avenue, the potential addition of another restricted visibility junction, and the need to preserve the existing protected line of trees fronting the proposed development site.
- 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.
- take into account neighbouring established land uses which might be adversely affected by encroaching residential development.
- Recognise the amenity value of this parcel of land in association with contiguous spaces, and in the wider context of the green barrier that exists between residential and industrial development in the town of Chirk.

For the above reasons, I register an objection to this application.

P/2016/1165

Reject

Case Number

Overall View

Planning - Comment

Call date: 05/01/2017 15:06:31
User: 1061702/2
Contact number:
Document Number: 3258651

Comment on Planning Application

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About You

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Phone Number
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Comments

Please provide details regarding this planning application

Case Type

Comments

O

I write in respect of the Outline application in respect of residential development on Land to the North of Station Avenue, Chirk.

In considering this application, the Council should:-

- Take into account the busy and narrow nature of Station Avenue, which carries a mix of private and heavy commercial vehicles, the restricted visibility from existing roads onto Station Avenue, the potential addition of another restricted visibility junction, and the need to preserve the existing protected line of Lime trees fronting the proposed development site.

- 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.

- take into account neighbouring established land uses which might be adversely affected by encroaching residential development.

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

For the above reasons, I register an objection to this application.

P/2016/1165

Reject

Case Number
Overall View

Planning - Comment

Call date: 23/01/2017 21:02:23
User: 1075552/2
Contact number:
Document Number: 3283368

Comment on Planning Application

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Case Number

Overall View

O

Having lived on Station Avenue for over forty years I have seen a very big increase in the amount of traffic using the Avenue, residents front the Ceriog Valley use it, employee's and visitors to Chirk Castle, Lady Margaret 's Caravan Park, which I believe is to have a forty pitch increase this year meaning more vehicles, also there is much traffic including a lot of heavy vehicles to and from the factories and work units, plus there will be more vehicles using the highway with the work and then the running of the Glyn Valley Tramway.

I have to wait quite some time every day to turn into my property because of on coming traffic much to the annoyance of the traffic that has to wait behind me.

I did approve of Station Avenue being in a conservation area so that its beauty would not be spoilt so if these plans go ahead there would be removal of trees, nesting habitats and undergrowth which is home to wildlife and wild flowers. The visual impact of green fields would also disappear.

I appeal to keep this part of Chirk green.

P/2016/1165

Reject