

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/13/2190394**

Address of site Land adjacent to Park Lane Court
Park Lane
Rossett

Postcode

Grid Reference: Easting

337845

Northing

354966

SENDER DETAILS

Name Gary Asher

Acting On Behalf Of N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

We are against this appeal proposal as the land on which planning permission has been requested for the development of 4 holiday cottages sits on a flood plain and would contravene EC12 of the Wrexham Unitary Plan. There is also an environmental issue associated with non-mains sewerage proposed by the planning application.

The North Wales Tourism Strategy 2010-2015 does state the need for a varied type of holiday accommodation and this has already been developed within Rossett and the surrounding area; with the Griffin Inn recently extending its premises for the use of caravan static/touring and camping also there are already two holiday cottage developments within 0.5 - 1 miles of the proposed application.

The road around the area is single lane traffic and as stated in The Local Planning Guidance Notes would also be contravened:

YOUR COMMENTS ON THE CASE (Continued)

"For road safety reasons, the intensive use of narrow, single-carriageway country lanes with few passing places is normally undesirable. If a building is served by an unclassified road less than 4 metres wide (as defined on the 1:25,000 and 1:50,000 scale Ordnance Survey Maps), its use for business, commercial or tourism purposes may therefore be inappropriate".

Again, the access to the proposed site is over a private drive with an electric security gate. Although we are aware that Mr D Griffiths has access to his meadow land, this drive and gate have not been designed as a throughway for traffic, particularly the amount that would be expected from the use of holiday chalets. There is also a health and safety issue as the area surrounding the driveway is a secure play area for resident's children and their families and friends.

We would be overlooked by these chalets and the constant noise from traffic and visitors would afford us no privacy, we would like therefore to request that before any decision on this appeal is made that a Site Inspection takes place and the Inspector and/or their representative(s) and all interested parties meet at the proposed site to clearly understand and appreciate the reasons for this objection and for the correct policy and professional judgement to be applied to this application/appeal P/2012/0355.