

1. Application under consideration:

Application No:	22/01908/FUL
Location:	Land At Mates Lane Edge Malpas
Proposal:	Widening of an existing access track is required off Mates Lane to allow for construction traffic to access a temporary working area to undertake a programme of essential maintenance works to the Vyrnwy Aqueduct.
Consultation Deadline Date	No date indicated

2. Executive summary: *(Delete which statements are not appropriate and add reasons.)*

Malpas Parish Council supports this application but would make the observations as documented below.

If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:

i/	
ii/	

3. Background Factors:

Open countryside	☒	Within settlement boundary	☐	Conservation area	☐
Listed Building	☐	Tree Preservation Order	☐		
Relevant Neighbourhood Plan Policies	LC4				

4. Positive aspects of development

Potential benefits to the community	Upgrade of the existing water supply Aqueduct. The applicant has undertaken to replace the hedge they are removing to gain access
-------------------------------------	--

5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	None identified
Potential impact on wider community	Increased of heavy traffic on the narrow Mates lane

6. Other relevant information

One document associated with this application states that the Ash tree will have to be coppiced, whilst in another document it is to be removed. If it is removed then the council would expect to see the planting of two replacement trees as per policy DM45 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan

Malpas Parish Council like CW&C, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to recognise this, specifically by ensuring properties are

at least carbon neutral, avoiding the use of fossil fuels and have facilities for the charging electric vehicles.

Signed: Clerk Malpas Parish Council

Dated: