

Ref No: 21/2412C

Sandbach Footpath Group

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

23-Jan-2023

Dear Sir/Madam

Notification of Appeal

Application No: **21/2412C**
Location: **Land South Of, OLD MILL ROAD, SANDBACH**
Proposal: **Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works**

I am writing to advise you that, following refusal of planning permission, an appeal has been made to the Secretary of State in respect of the above planning application. The appeal is to be dealt with by means of Public Inquiry and a site visit by an Inspector from the Planning Inspectorate. Details of the date and venue will be notified to you nearer the time.

You are invited to comment on the appeal, on the planning portal at <https://acp.planninginspectorate.gov.uk> or via letter **IN TRIPLICATE**, quoting the Appeal Reference **APP/R0660/W/22/3313892** to:

Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Comments must be submitted within 5 weeks of the Appeal Start Date of 20-Jan-2023. Comments received after the deadline on **24-Feb-2023** will not normally be seen by the Inspector and will be returned. However I must point out that copies of all letters will be sent to both the appellant and Cheshire East Council.

Any comments already made on the related application for planning permission (unless expressly confidential) will also be submitted to the Planning Inspectorate, copied to the appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet a 'Guide to Taking Part in Planning Appeals' is available through the 'Publications' page of the Planning Inspectorate website at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

A copy of the appellant's grounds of appeal is now available to view online at www.cheshireeast.gov.uk/planning or at any office of the Council that has internet viewing facilities for the public. Other documentation will be uploaded to the website when it becomes available during the appeals process.

When made the appeal decision will be published on the Planning Inspectorate website and can be viewed at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Daniel Evans

**Principal Planning Officer
Development Management**