

Danny and Mandy McNicholl

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13 March 2012

Dear Danny and Mandy McNicholl

A556 Knutsford to Bowdon Proposal

Thank you for your correspondence dated 24 February 2012 regarding the above proposal, I note that we also received correspondence from yourselves dated 27 September 2011 and we responded on 7 February 2012.

As you are aware, due to the nature of the planning regime established by the Planning Act 2008, at the pre-application stage the IPC is unable to process or respond to comments. This ensures the impartiality of the IPC and protects the interests of all parties involved in the process. However, correspondence received by the IPC during this stage will be retained on file and made available to the Commissioner once the application is submitted.

We received a letter from the Highways Agency dated 29 February 2012 informing us of amendments made to their Consultation Summary Document, showing the correct locations of cuttings and embankments. I understand that this may clarify point 8 in your letter.

If, following the pre-application stage, the application is submitted and formally accepted by the IPC, the opportunity to complete a relevant representation form to register as an interested party will arise. Details of how and when to register will be publicised by the developer at the time; you are unable to register as an interested party at this stage in the process.

At this stage you are encouraged to send your comments to the developer and where you have concerns over the adequacy of consultation, you may also wish to send your comments to the local authority.

If you have any questions regarding the process please do not hesitate to contact me at the address or email provided.

Yours sincerely

Kathryn Powell

Senior Case Manager

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The IPC gives advice about applying for an order granting development consent or making representations about an application (or a proposed application). The IPC takes care to ensure that the advice we provide is accurate. This communication does not however constitute legal advice upon which you can rely and you should note that IPC lawyers are not covered by the compulsory professional indemnity insurance scheme. You should obtain your own legal advice and professional advice as required.

We are required by law to publish on our website a record of the advice we provide and to record on our website the name of the person or organisation who asked for the advice. We will however protect the privacy of any other personal information which you choose to share with us and we will not hold the information any longer than is necessary.

Before sending information to the IPC, please consider our Openness Policy, which can be viewed on our website or a copy will be provided free of charge on request