

## Gail White

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**From:** Simon Greenland  
**Sent:** 17 January 2012 10:00  
**To:** planning\_admin  
**Subject:** Planning application Francis Lane Holt P2011/0949

### Consultation response- highways, for importing please

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**From:** Phil Palmer  
**Sent:** 17 January 2012 10:00  
**To:** Simon Greenland  
**Subject:** FW: Planning application Francis Lane Holt P2011/0949

Simon

Given the issues raised over parking / turning provision you might want to ask the applicant for a revised layout plan indicating how parking and turning provision will be provided when the livery is at full capacity.

I have not received the speed survey from Dave Roberts yet. However, I understand that he may not have a current calibration certificate for his speed gun which could cast doubt on any results should they come out particularly low. It might be considered appropriate to have a speed survey conducted by an independent consultant who does have a calibrated speed gun.

Any thoughts ?

Phil

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**From:** David Abell [<mailto:dwlabel@googlemail.com>]  
**Sent:** 17 January 2012 09:13  
**To:** Phil Palmer; Simon Greenland  
**Subject:** Fwd: Planning application Francis Lane Holt P2011/0949

Re Cornish Farm planning application REF:P/2011/0849

Mr Palmer,

As discussed on the telephone yesterday, I have serious concerns about the traffic survey conducted by the applicant.

My wife works from home and was able to observe the survey from her study first hand. Our concerns are:

- 1) When talking to the person conducting the survey, he didn't take speed readings from cars obviously exceeding 40MPH. This was observed by us and two neighbours. When challenged to his methodology, the response was "that they were not going fast enough".
- 2) We have recorded the times that the survey was conducted and the afternoons did not cover the traffic leaving the industrial estate.
- 3) It is our assertion that there is no validity to this survey as it has been paid for by the applicant. This is in no way independent and therefore should be disregarded. If this is to be considered, please could you forward me the results of the survey plus all the raw data including the times that the survey was conducted plus copies of all the speed readings for "each session" of the survey. I would also like the make, model and serial number of the speed measurement device and a copy of its latest calibration certificate.

You mentioned to me on the telephone that when you had conducted site visits that you yourself observed

vehicles passing at considerable speed - and we would concur. If you do wish to conduct an objective assessment of traffic levels and speed, then the only fair way is for Wrexham Council to undertake the survey. I understand that devices such as double-loop detectors would be used for this purpose.

All of the residents on Francis Lane have objected to the application; among their concerns are:

- 1) Increase in traffic levels
- 2) The visibility of the access in relation to traffic speed
- 3) The lack of passing places on the road
- 4) The width of the gate not allowing 2 vehicles to pass - especially important when horses, lorries and trailers are concerned.

You raised some of these issues in your initial assessment - and we consider them to still be valid.

Finally, I appreciate that when we spoke yesterday that you were satisfied that parking provision is adequate; however, the livery is at full capacity and at any one time, 5 owners cars can be in the car park. There are also 2 double horse trailers and a large green horse wagon permanently parked. The 6 parking spaces detailed within the application does not leave sufficient parking or turning space for the above vehicles plus 7 registered employees (all with vehicles), clients, deliveries, guests of owners, riding instructors etc. It is still my concern that this will cause blocking of the road and parking on the verge (reducing visibilty).

I have copied this email to Simon Greenland as per your request.

Regards,

David Abell

----- Forwarded message -----

From: **David Abell** <[dwlabbell@googlemail.com](mailto:dwlabbell@googlemail.com)>

Date: 16 January 2012 10:31

Subject: Planning application Francis Lane Holt

To: [phil.palmer@wrexham.gov.uk](mailto:phil.palmer@wrexham.gov.uk)

Mr Palmer,

thank you for your time on the telephone this morning. Following our discussion - and as suggested - I will document my concerns and send them to you by email tonight.

Regards,

David

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David Abell

01978 660720

07901 570717

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David Abell

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