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THE PLANNING
INSPECTORATE

PINS 3

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.uk

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DETAILS OF THE CASE

Case Reference:

(P 2010 / 0077) H6955/A/10/2129383

Address of site

OAK LODGE, HOLT RD., CROSS LANES,
WREXHAM

Postcode
(if known)

SENDER DETAILS

Name

JUNE FEARNALL

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

COUNTY COUNCILLOR
(WREXHAM)

What kind of representation are you making?

Please see attached copy of my submission.
JMF.

YOUR COMMENTS ON THE CASE (continued)

Dear Sir,

In response to your correspondence regarding Oak Lodge, Holt Rd., Cross Lanes, please find attached a copy of my submission to Wrexham's Planning Committee, 6th April 2010, outlining my objections.

My objections were supported by an 'emailed' statement from the Community Beat Manager, Overton Police Station, North Wales Police, who expressed his serious reservations with regard to the location of private nursery provision on a very busy highway with a speed limit of 60mph.

Should you require further information, I would be pleased to forward same.

Yours faithfully,


- Member for Marchwiel,
Wrexham County Borough Council.

Planning Application – private nursery provision

Oak Lodge,

Cross Lanes

6th April 2010

As County Councillors, we are committed to safeguarding and protecting our young, vulnerable children, and providing a safe, secure educational environment in which to develop, both socially and academically.

As a consequence, I was delighted to visit Eyton School, 3 weeks ago, to celebrate the completion of a major safety project designed to protect, not only, the children, but also, residents within the community. The safety scheme, jointly funded by the Welsh Assembly Government and Wrexham County Borough Council, incorporates a very effective traffic calming system, greatly improved street lighting and, most importantly, an enforceable 20mph speed limit, where, previously, a 60 mph limit existed. The 'Safe Routes in the Community' initiative will be rolled out across the County, wherever the speed limits represent a major threat to schoolchildren.

(For further information, I would refer Members to an emailed report, dated 30 March 2010, from Mr.Darren Williams, Principal Engineer, TAM, which outlines the introduction of 20mph speed limits outside schools.)

In contrast, Oak Lodge, a residential property, is **immediately** located on a busy, 60mph road, providing a direct link to the village of Holt, and opposite the entrance to the large residential estate, Nant Clwyd Park.

The applicant, in his submission, states that parents would be discouraged from parking on the road, but this condition is not enforceable, and would not include other visitors to the proposed nursery, some of whom may consider it more expedient to park on the roadside.

As Councillors, we are committed to providing safer environments outside our schools, so I consider it quite incongruous, and contradictory, that the same Department, Transportation and Asset Management, which is responsible for the design and project management of the Safe Routes in the Community, has raised no objections to the conversion of a private dwelling to a private nursery on an adjoining, busy road with a speed limit of 60mph!!

In addition, Oak Lodge is situated approximately 100 metres from one of the most congested roads in Wrexham, Bedwell Road, a road designed for horses and carts, which still remains one of the two busiest main routes for HGVs travelling to Wrexham Industrial Estate. Severe congestion at the junction of Holt Road/Bedwell Road occurs at peak times of the day, notably 8.00am to 9.15am, when people going to work, stop at the Coop Shop, located at the junction, for newspapers, hot and cold food and drinks. A similar problem occurs at approximately 4.00pm to 5.00pm, with

visitors to the shop, collecting provisions on the homeward journey. Congestion periods on Holt Road would appear to coincide with the 'dropping off and picking up' times anticipated by the applicant.

During peak periods, the car parking at the shop is totally inadequate and drivers are compelled to park on both sides of Holt Road, with some vehicles parked in close proximity to Oak Lodge. Drivers entering Cross Lanes from Holt have to negotiate a long bend at Oak Lodge, and, as a consequence, may have to overtake the overspill parking from the shop at a particularly dangerous intersection.

Problems on Holt Road are compounded by large HGVs overshooting the Bedwell Road access to the Industrial Estate. The first turning, into which, they, illegally, execute a reversing manoeuvre is the spine road into Nant Clwyd Park Estate, approximately 50 yards past Oak Lodge. I have received numerous reports relating to such incidents, from very anxious, angry, local residents. As some of the drivers carry foreign plates, residents are reluctant to report the incidents to the Police as they consider a successful prosecution would be unlikely.

The applicant suggests that 'a nursery would be a positive addition to the community' (see p.54 para 2, last sentence). However, I would advise Members that public and private nursery provision is available at 6 sites within a 3 miles radius of Oak Lodge, notably, three Primary Schools, with two, of the three, private nurseries actually located on the Wrexham Industrial Estate, only 1 and a half miles from Holt Road. The maximum speed limits outside the aforementioned nurseries range from 20mph to 30mph, not 60mph, the limit outside Oak Lodge.

Planning Committee Members should be aware that the applicant's nursery at Borrass Park is located in a 30mph zone, and in **very close** proximity to a 20mph limit and a series of traffic calming measures outside Borrass Primary and Junior Schools allowing visitors safer access and egress to his private nursery.

I would like to add that the sewerage system serving Oak Lodge passes through the rear garden of Drewton House, 'two doors away' from the proposed nursery. I have been informed that the system has been blocked twice in the past 6 months; the latest incident, approximately two weeks ago. I am concerned that should a blockage occur during a prolonged absence of the owner of Drewton House, the problem may not be detected for some time presenting a health hazard for not only the young children, but also staff.

Objections to the proposed nursery have also been received from the Community Beat Manager, North Wales Police, Overton, who is especially concerned with the 60mph limit outside Oak Lodge, a limit which he considers particularly hazardous given the proposed location of the nursery.

In conclusion, I would refer Members to an article in the Wrexham Leader, relating to the completion of the Safe Routes in the Community at Eyton School, which very succinctly expresses Wrexham Councillors' commitment to safeguarding our young children in our schools 'Twenty is Plenty'!