

Case Reference Town and Country planning Act 1990

Planning reference P 2010 0077

Secton 78 Appeal at OAK LODGE, HOLT ROAD, CROSS LANES, WREXHAM.

Site Description Change of use from Residential Dwelling to Children's Day Nursery and alterations to existing vehicular access.

Sender Details Mrs Heather Rowland, 3, Sesswick Halt Cottages, Holt Road, Cross lanes, Wrexham.

LL13 0UD

Capacity Community councillor and local resident.

Comments Written representation

Further to my comments dated 17th February 2010 submitted to The Planning Department, Wrexham County Borough Council, which you have received, I wish to add the following.

I understand that the Appeal decision will be based on written representation only and that there is unlikely to be a site visit by the inspectors on this occasion.

Therefore I would like to add that I was in attendance at the site visit by the councillors of the planning department on the Friday and I felt that their decision to overturn the earlier recommendation came as a result of the appalling traffic conditions and situations they witnessed, and the realisation that highway safety is most definitely a matter of great concern in this location.

As I approached along the pavement to join the site visit a foreign articulated HGV mounted the pavement up a dropped section of the curb, at speed, pulling up only inches from me. This was witnessed by the coach driver who had delivered the councillors and was waiting in the bus parked along the Estate spine road. The HGV was attempting to do a u turn, having missed his turning down Bedwell Road. This vehicle was later witnessed by the group going back and forth making two more attempts to find his way to the Industrial Estate, and travelling at high speed.

The conditions, relating to traffic speed and flow at that time, as is regularly the case along this stretch of road, were alarming. It was very difficult for the group to cross the road due to the high volume of traffic from both directions and with some speeds in excess of 60mph, in my judgement.

The Highways Department have accepted that visibility splays are adequate on the Oak Lodge side. However consideration appears not to have been given to the location of the access to the large housing estate on the opposite side, hidden just beyond a bend in the road, making exit impossible without taking risks, not to mention excessive traffic speeds, inappropriate parking and congestion. In addition to the HGV example given above, this access serves a multiple of inappropriate uses by traffic users.

This safety issue alone is a matter of great concern to the local residents, but at times when vehicles of customers to the shop are parked along certain sections of the road impaired visibility creates an even greater hazard to pedestrians and road users alike.

With increased traffic movement to and from the proposed nursery the situation can only be made worse.

On behalf of myself and other residents we hope that the inspectorate will follow the view of the Wrexham Councillors who reached their decision based on first hand experience.

Yours sincerely,

Heather Rowland.