

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

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

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P 20100077

H6955/A 10/219385

Address of site

OAK LODGE
HOUT ROAD
CROSS LANCES

Postcode
(if known)

SENDER DETAILS

Name

MR + MRS GILSON

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)

Neighbour

What kind of representation are you making?

OBJECTIONS

11

we strongly object to oak lodge being a nursery

Another nursery less than a mile down the road closed about four years ago.

Oak lodge is "ATTACHED" to our house which everyone seems to keep forgetting. we have joining flat roof areas. The flat roof area over looks our private garden and front of house we have had problems with the sewage where oak lodge have had to come onto our property to unblock the back log. several times.

The windows of Kitchen + utility are open onto on fore court if they keep the kitchens in the same place where would they ventilate them??

The Pollution of cooking smells we dont want in our property.

Bathrooms will also need venting.

Where will the skips for all the waste be placed?

Why should a mature garden be dug up to accommodate parking etc we have created newts in our garden

So I would say oak lodge will have them too.

When we sit relaxing in our private garden we see bats flying all around Oak Lodge garden as they possibly live there. In the mature trees.

The (road) Holt Road is a very busy fast moving Road at all times of the day I fear for the Safety of all people who live here.

I myself have had a Car accident on this road due to other road user. My daughter suffered Whiplash from it.

Holt Road is a very fast UNSAFE Road we find it difficult pulling out of our own drive many a time I have had to reverse back for Safety.

We have two nurseries within five miles of Cross Lanes they are not full on there books so why not get them places filled why create another one that may not be running on full numbers.

Two houses opposite are short lets anyone could end up living in them they have a birds eye view of Oak Lodge.

Also to the Right of oak Lodge there ^③
is a public foot path, again anyone
can walk that path. That area is
also used by workmen coming in at
the shop and they pop over the hedge
to use as a toilet stop. That's
not nice for us to see let alone
nursery age children.

Our back garden is partly over-
looked by oak Lodge we feel it's
totally unfair for our privacy
to be taken away from us.
What about the noise the children
will make.

The trees at oak Lodge some are
old and add character to cross lanes.
Why should they come down. I feel
very strongly to not having a nursery
next door as we are "attached" to it.

I would not be happy for them
to come onto my property to do any
maintenance to it as a large
area is on our forecourt that does
need more attention a private house
is what it should stay to stay in.
Character with the area. Cross lanes is
a quiet rural area that's what it

Should stay.

④

Objections

- 1) Road. is 60 mph Speed.
- 2) Attached to our house
- 3) How will they maintain property sheds on our forecourt ?
- 4) Newts
- 5) Bats.
- 6) Trees (lime tree is one)
- 7) Sewage
- 8) noise from children / deliveries
- 9) Pollution (from cooking standing skips)
- 10) Traffic (increased by usage.)
- 11) Deliveries to oak Lodge
collection of skips etc.
more noise.
- 12) public foot path
- 13) House(s) to let opposite
- 14) Area is Rural and should be Kept Rural.
- 15) our privacy gone
- 16) people parking on Road
causing more obstructions !!!
when drop off collecting.

YOUR COMMENTS ON THE CASE (continued)

All our views on oak lodge remain the same we strongly object to it becoming a nursery It is a wonderful family home. It should stay a family home.

Cross Lanes is a Rural Area Please lets try and keep Rural Areas what they are Not Commercial The industrial Est is less than two miles away lots of empty units are there if a nursery is needed put one where people work

The Wrexham industrial Estate is best solution ease of traffic less pollution etc cause an in industrial area.

Please keep cross lanes Rural I know people say oh not good having nursery attached to your "Home" how ever other possible people feel about buying our House They want I know I wouldn't buy it if attached to nursery, It will affect the selling of our house.