Date ………………………..

Planning Department

Wigan Council

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Wigan WN1 3DS

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lorraine.robertson@wigan.gov.uk

For the attention of Lorraine Robertson

Dear Sir / Madam

I am writing to object to planning application A/20/89543/RMMAJ regarding the reserved matters from the outline planning consent A/16/82492/OUTMES.

My objections are as follow:

1. The route of the primary road has been moved very close to existing properties at the west end of the development which will result in permanent excessive traffic noise and pollution.
2. The road could also be used as a ‘rat run’ for traffic going to Lowton from Leigh, and from Leigh to Lowton, cutting out Firs Lane. Traffic calming measures should be in place along the road, wherever it is situated on the site – such measures were in the Travel Plan accepted in the outline application.
3. The road should not be a through route – the passage of vehicles should be blocked at the central point, with traffic entering and exiting at the two different access points, reducing the amount of traffic using Slag Lane which is already heavily congested. It will be an easy walk for residents to access public transport from anywhere on the development at bus stops on the main highways – and to catch the bus service which already services Mersey Street and Common Lane.
4. The proposed houses are all two and 2.5 storeys high, and along a significant length of the boundary they will be on a slope above an existing bungalow estate. This will result in overlooking, loss of light and overshadowing. Consideration should be given to bungalow accommodation at appropriate locations.
5. No green space has been provided on the boundary with the bungalow estate, though new properties will look down on them from the slope.
6. In addition to the pollution from traffic, all existing residents will be exposed to potential contaminants in their homes and gardens from dust arising during site excavations – the slope on the site was formed when the site was covered in colliery spoil for reclamation over 30 years ago.
7. Properties are condensed into a much smaller ‘build’ area, because of site constraints.
8. Due to Covid 19, there has been no opportunity for a meaningful consultation for residents with the developer – just a newsletter survey and a three hour window for telephone enquiries – no feedback at all on concerns raised. This is a massive development and significant changes are proposed.

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Your sincerely

Name ……………………………………………………

Address ……………………………………………………………………………………………………………………………………………..