

DC Admin

Sent: 29 April 2026

Subject: FW: Application number 2026/62/90935/W

Dear Joanna,

I write further to the above application number.

I have viewed the planning application and I have some serious concerns which I'd like to raise with you.

My concerns pertain to the metal gate and store.

The land which is subject to this application has historical rights of way and easements attached to it.

The commercial units on Old Wakefield Road, Moldgreen, namely 289, 291, 293, 293a, 293b and 293c are permitted to use this land as designated bin storage area.

The residential unit(s) to the rear of Old Wakefield Road, namely 291a also use this land as designated bin storage area and as their man access route in and out of the property.

There will be increased bin traffic and with the planned development of 3 offices.

The planned store will significantly eat into this designated area for bin storage.

Further, 289, 291, 291a and 293 have rights of way over this land to access the rear of their properties that they own / occupy for living, maintenance, repair, work access, utilities, drainage clean, postman, deliveries and emergency services.

This piece of land should offer unfettered access at any time for those who have rights over it.

I am very concerned from a safety perspective, in the event of a fire, any occupier at 291a should have free and uninhibited access over this land as it is the only escape route.

This area should not be congested or in any way restricted by way of a gate.

The planned store will inevitably create congestion in this area as there will be a significant reduction of space and the gate will act as a restriction in more than one way. I have grave health and safety concerns.

With regards to the first floor development and steps leading to it, I see no issue.

However, I raise my concerns with regards to the gate and store.

I look forward to hearing from.