

[REDACTED]

Monday 10<sup>th</sup> January 2025.

Planning Ref: V/2025/0003.

Dear Mr Sunter.

I am writing to express my strong objections to the planning application V/2025/0003 at the proposed address of Lane end, Kirkby in Ashfield, Notts NG17 8DB for the development of a New MacDonalds drive through restaurant.

We've recently had a new leisure centre which is in the primary shopping area of Kirkby. This has had an impact on the amount of traffic that is entering Lindleys lane . With an already busy junction due to the housing estate access via Lindleys lane Vehicles are already queuing on Station Street to enter Lindleys lane due to the parked vehicles that are using Lindleys lane when the 2 car parks on Hodkinson road are full. Also the Box junction at the traffic lights on station street nobody seems to know how these work in Kirkby and consistently block this junction so exiting traffic from Lindleys lane can't get out which then compounds the effect of vehicles turning into Lindeys lane.

Opposite the proposed access is Millers way which is already a busy junction with it being the main entrance into the train station car park and now with the new development on the old football pitch at the rear of Millers way this is causing significate traffic increase into this already a small busy junction. If the proposed access is granted you will have traffic from 2 junctions trying to pull into the flow of traffic in between 2 corners with very limited visibility in both directions. With the very busy Aldi Junction just down the road this is just an accident waiting to happen. If you then add pedestrians into this equation trying to cross to Aldi/Train station it'll not be long before there is a fatality on this stretch of road.

Traffic turning into McDonalds coming down the hill will have nowhere to wait, and this will also reduce the traffic flow and cause even more queuing traffic on a blind bend.

According to the traffic survey there will be an approximately 19%-21% of additional traffic into an already congested area of Kirkby, this part of the infrastructure just can't handle this amount of additional traffic.

I would also like to bring your attention to the 2 serious accidents that have occurred just recently in this area. One in which someone was ran over and another involving 2 cars which resulted in the occupant being extracted by the fire brigade. By adding another busy junction to an already congested area is dangerous.

The revised plan does nothing to make this development safer for pedestrians or traffic congestion in this area and should be given due consideration as to how these issues can be addressed.

In the planning application it mentions that deliveries will be in quite periods. As this is very close to the rear of several properties what stipulations could be put on to restrict these deliveries during the night. The lorries might not be a noisy as they once were, but the metal cages used are extremely noisy when getting on/off the lorry.

There is also no mention of how the lorries will access and egress the car park, as there are no provisions for a loading bay I'm assuming that customer parking bays will be required to be closed while the deliveries take place and then the turning space for the lorry to egress the car park is restricted. While these bays are full where will the lorry wait to access. I have attached a couple of pictures of lorries parked on the main road one blocking the bus stop at the bottom of Lime Street and the other waiting to go into Aldi which both happens on a regular basis.



The Waste storage has been designed to be at the rear of the building and again stipulations need to be imposed on when these are collected. Nighttime isn't acceptable for local residents due to the noise this also creates.

Draft Policy SH1 states that proposals that result in clusters of hot food takeaways, pubs or drinking establishments shall not be supported. From Lane end turning right up to the nags head (Station Street only and not including any side roads) there are 15 shops that sell hot food (takeaways). I'd consider this a cluster of takeaways and McDonalds adds nothing that isn't already available.

Within the planning statement it does mention anti social behaviour and what they do to protect staff/customers but it doesn't express any concerns to the surrounding residents. I've looked on the Nottingham Police crime map and wherever there is a McDonalds restaurant crime figures are significantly higher than other areas. I'm not saying it's McDonalds fault but it if you pass any McDonalds they seem to be a magnet

for anti social behaviour. Kirkby is already blighted with anti social behaviour and the current resources do very little to combat the issue so giving them a place to congregate all in one area I'm worried about the safety of my family. If you use Sutton McDonalds as a prime example they currently have to employ 2 Doorman/security guards but they only protect their staff/customers. But after speaking to one of them they do nothing for the surrounding residents they are employed for on-site only.

I would also like to point out the Odour and grease control assessment places the local residents in the "Medium category" as we are less than 20m away from the development. This will make the outside space impossible to be used as we do now and have an impact on the quality of my lifestyle.

This development will only create 55 full time FTE jobs, which is usually lower paid lower quality jobs and 45 indirect jobs off site. What negative impacts will this have on local businesses and their suppliers and how many will close down and loss their livelihoods due t this development being granted.

#### Conclusion.

By granting this application without careful consideration of the traffic and congestion already in this small area of Kirkby will be dangerous to the general public, especially the residents from Erewash Street and Millers Way and customers accessing/exiting a busy supermarket (Aldi). It will be a matter of time before someone will have another very serious accident or even worse there is a fatality.

The negative impact this will have on neighbouring properties with anti-social behaviour in an area that is already blighted with the ASBO society of today. I believe the police have little to no effect already so by adding a magnet for this behaviour will have serious impact on the quality of life of the surrounding residents.

With all the points that I have gone through on the planning statement above I know that McDonalds can't stop all Noise, Odore, Light as well as the privacy of the local neighbours no matter what actions/contingencies they put in place. Putting signs up to tell customer to be quite just doesn't cut it.

The cluster of takeaways already in this area, do we need another large corporation taking our local jobs on an already dying high street.

I employ you to take into account my concerns which I know other local residents agree with when you consider the planning application of the above development.