

4 Church Row  
St. Nicholas  
Cardiff  
CF5 6SP

2 September 2020

Your Ref: 2020/00874/RG3

Dear Miss King

**Re: Proposed replacement of St. Nicholas Primary School to accommodate 108 additional pupils, 234 in total.**

Thank you for letter informing me about the proposed development. I wish to state that I strongly object to the proposed enlargement of capacity and rebuilding of St. Nicholas Primary School.

In my view this application has been poorly thought out in regards to the wider community in terms of

- Additional congestion
- Loss of safety the additional traffic brings
- Unsustainability of the large increase in car journeys it creates.

The associated traffic survey predicts an additional 119 cars associated with this development, yet provides no additional parking spaces. 90% of the proposed in-take of pupils are predicted to live over 3km and further, from the school, the majority in Ely, it's is not feasible that they'll travel to school by foot or by bike leaving only car transport.

The existing school was only intended as a small village school and is accessed by a narrow lane which is unsuitable for large vehicles such as buses and lorries. There are no pavements within the village to provide safety for pedestrians from vehicular traffic I feel it is only a matter of time before someone is seriously injured by a vehicle.

Currently - Emergency services i.e. fire engines and ambulances cannot get access to properties in Church Row, Merrick Cottages and a number of other properties within the vicinity of the school during the gridlock of the 'school-run'. This is also the case when numerous school events are held, these will only increase in number if the expansion takes place.

Under the proposed development if there was an emergency at the school in or it's near vicinity such as a fire, a medical emergency. How could the emergency services hope to gain access in an emergency outside a school whose sole access is a lane in places barely 4 meters wide, with the estimated additional 119 cars on top. This worsens the gridlock and reduces the safety of everyone who in the vicinity of the application. The additional congestion this development creates needlessly puts people in or around the development at peril. A full risk assessment in drawing up the proposed development has not been considered.

How can 119 additional cars be considered as 'sustainable' development, it fails on the council's and Welsh Government's development goals. Unsustainable development from the predicted increase in car journeys should be reduced not promoted.

The increase in congestion, the risk to safety and the unsustainability from the increase of car journeys are technical flaws in regard to the plan therefore because of this failure to consider the implications of the development the planned expansion should be refused.

Three generations of my family have lived in St. Nicholas it would be a pity for this village to be blighted by a profoundly unsafe and unsustainable development. Therefore I call for the planning application to be rejected.

Yours truly,

Signed: Tom Jervis