

# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

Stuart Dawber

Traffic Engineer

Places Directorate Economy & Environment

Wigan Council.

[REDACTED]

7<sup>th</sup> July 2023

Dear Stuart,

## **Re Objection to Proposed Experimental Closure of Back Wigan Road, RD/LS/SEC/C108.634**

As you are aware, we were most surprised and very disappointed to be informed by one of our tenants that they had received notification of the proposed closure of Back Wigan Road to through traffic without prior consultation to the affected property owners.

On investigation, only one of the three businesses on this southern end of the Prestwich Industrial Estate was notified of this proposal. Wigan Council also did not see fit to inform us the landlord of the estate, Paramount Construction Company Limited, of the proposed changes either.

It is our understanding that these measures are being implemented as a 'traffic calming' measure, following complaints from residents of the houses on Wigan Road who back onto Back Wigan Road.

May we respectfully point out that the land to the rear of the houses on Wigan Road is and has been zoned for employment purposes.

We question and strongly object to the proposed experimental restriction without giving all interested parties prior notice.

To begin a period of consultation from the date of the proposed change, claiming it is a 'temporary' measure that can be reversed at any time, is poorly thought out. It will most certainly cause unnecessary hardship, loss of trade & restrictions to established legal businesses & cause more issues than it can possibly solve.

[REDACTED]

Will you please advise on the cost to ratepayers of providing & siting these planters for this ill advised experiment ?

Surely a period of consultation with an alternative possibility of 'sleeping policemen' would slow traffic down, together with a signed speed limit would be a more expedient way of spending public funds ?

A decision made without public consultation in this matter, temporary or not, is in our opinion, tantamount to an abuse of the Council's authority.

It is not only a misuse of public funds but, in this case, is likely to cause ill feeling and disruption, during what you call the 'consultation period' .

This ill thought out measure has the potential to damage trade at the southern end of the Prestwich Industrial Estate, land designated for employment. It is also creating a dangerous health and safety issue by forcing vehicles that do not have sufficient turning space at the rear, to reverse out onto Wigan Road, between parked cars into peak morning and evening traffic.

This proposal is exacerbating a problem which we have endeavoured to handle and successfully contained over many years.

May we ask for a fair and proper period of consultation BEFORE anything is sited so that everyone involved can have a fair hearing and that those businesses affected can continue to trade without the proposed restriction.

A copy of my minutes for yesterday's meeting is attached.

Your acknowledgement & response will be appreciated.

Yours sincerely,



For Paramount Construction Company Limited



# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

11<sup>th</sup> July 2023

Dear Sir / Madam,

**Re Objection to Proposed Experimental Closure of Back Wigan Road,  
RD/LS/SEC/C108.5634 . Complaint report reference number RHM001127**

We refer to the above letter of objection regarding the Council's apparent hasty decision to close Back Wigan Road, without due consultation or consideration given to two out of the three small businesses working from Units M & R and Unit P, along the southern boundary of Prestwich Industrial Estate (P.I.E.), whose only access is, at times, via back Wigan Road.

Surprisingly, Wigan Council failed to advise or even notify Paramount Construction Company Limited (landlord) of their decision. That Paramount Construction Company Limited was not informed of this misguided decision is appalling treatment of a landlord who has worked tirelessly to not only satisfy the requirements of Wigan Council for over thirty five years, but has regenerated & restored much needed job and employment workspaces to this area, designated on the Council's unitary plan for employment purposes

We were advised of the site meeting arranged on 6<sup>th</sup> July with traffic engineer Stuart Dawber in attendance at the 11th hour. It formed landlord's only opportunity to put forward any valid & reasonable concerns about this ill conceived proposal which appears to be for the appeasement of certain residents of Wigan Road and blatantly fails to take into account the ancient right of way & access to the aforementioned units on the industrial estate. We consider this decision, experimental or not, is not impartial and will create a neighbourhood dispute in addition to serious health and safety issues where few existed previously.

To implement a change of this magnitude without sufficient notice and with no period of public consultation is beyond unacceptable. When health & safety issues & concerns were raised at the on site meeting, we were instructed to forward our objections in writing to

[REDACTED]

Sophie at [REDACTED] which we duly did, mindful that the date for this proposed obstruction being put in place is scheduled for Thursday 13<sup>th</sup> July.

However, we received an out of office reply to our email stating that the lady in question was away on annual leave until 17<sup>th</sup> July.

We consider this to be yet another example of the gross incompetence of Wigan Council . Your webpage offers no direct contact details or department names and appears to be devised solely so that no one person is contactable or accountable at Wigan Council. Your webpage is both frustrating and extremely unhelpful in urgent cases such as this.

After one hour and five minutes in a call queue to your council offices yesterday in order to escalate both the original objection and the lack of correct procedure the council has followed by denying public consultation before Thursday 13<sup>th</sup> July and the proposed closure of Back Wigan Road to through traffic, we were directed to a generic email for Network Management which we were assured would be picked up and acted upon.

A report / complaint was also lodged by another Sophie over the phone, with a report number of RHM001127 for the above mentioned situation. We have since received a follow up email with the same report number asking for further information regarding "your shrubs and grass maintenance report "

Will you please explain what is going on ?

Can you also explain why the Council has made undemocratic, ill thought out and dangerous proposals that will create a one way system, with no turning space, and will result in vehicles being forced to reverse out of a narrow opening at the side of the Royal Inn onto a very busy Wigan Road, all without due public consultation ?

This proposal will cause hardship and difficulties to the functioning of the small businesses in the units. The householders on Wigan Road will have to turn their vehicles in the narrow back road to exit onto the main road. Ironically it is the householders who drive along Back Wigan Road at speed, as we witnessed during our meeting in the road way, last Thursday.

We await your acknowledgement, explanations and answers to our questions, together with the cancellation and or postponement of the closure in question, until a fair consultation period with ALL those effected having a chance to have their opinions considered.

Your acknowledgement of receipt & co-operation is respectfully requested.

Yours sincerely,



For Paramount Construction Company Limited



# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

Sophie Eccles-Churton

Legal Services

Wigan Council

[REDACTED]

25<sup>th</sup> July 2023

Dear Sophie,

**Re Closure of Back Wigan Road, 13<sup>th</sup> July.**

Further to our telephone conversation this morning regarding the above closure. This has created a serious impact on Pooches Playhouse and Grooming Limited, whose Unit M is accessed from the rear of Wigan Road.

Despite your email to [REDACTED] stating that prior warning was given in advance of the Order to local businesses, this was most certainly not the case.

Only one of the three businesses affected were notified. [REDACTED] was not one of them. The two landowners affected on the north side of Back Wigan Rd, namely Paramount Construction Company Limited, landlord of Prestwich Industrial Estate and Ackland Bracewell, agent's to the Lilford Estate, freeholder of the houses along Wigan Road and the adjacent land to the north including Back Wigan Road, on whose ground the planters were placed to close the road, were not informed. Can you explain why ?


To date, no one appears to be taking any notice of our correspondence or the information we prefer. Whilst we appreciate that you were on annual leave when your contact details were given by Stuart Dawber to receive objections, we are disappointed to learn that you have still not read the many explanatory letters of objection, or those emails that you were copied -in to you.

The closure of Back Wigan Road has not only served to create a far more dangerous bottleneck further up the road, but seriously threatens the livelihood of a local business owner. This ill thought out decision, whether temporary or under consultation, is not serving the local people of Atherton in a fair and democratic way. Nor does it take into consideration this area is designated for employment purposes. A fact known, but perhaps

[REDACTED]

not understood, by the householders of Wigan Road, who chose to reside in properties along the southern edge of an industrial estate.

The omission of due process prior to implementing the ill conceived TRO Order, is based on false and unsubstantiated information gleaned from aggrieved local residents with a grudge. This hasty decision is already having a serious impact on at least one business and is now a matter of urgency.

As referred to, we attach an email from  Acland Bracewell who manage the Lilford Estate. It points out that the siting of the planters, constitutes trespass, thus challenging the validity of this road closure.

Two weeks on, when can we expect a response on this point of law and the others contained in the aforementioned emails ?

Your acknowledgement and early response will be appreciated.

Yours sincerely



For Paramount Construction Company Limited



# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

Sophie Eccles- Churton

Lawyer- Place

Wigan Council

26<sup>th</sup> July 2023

Dear Sophie,

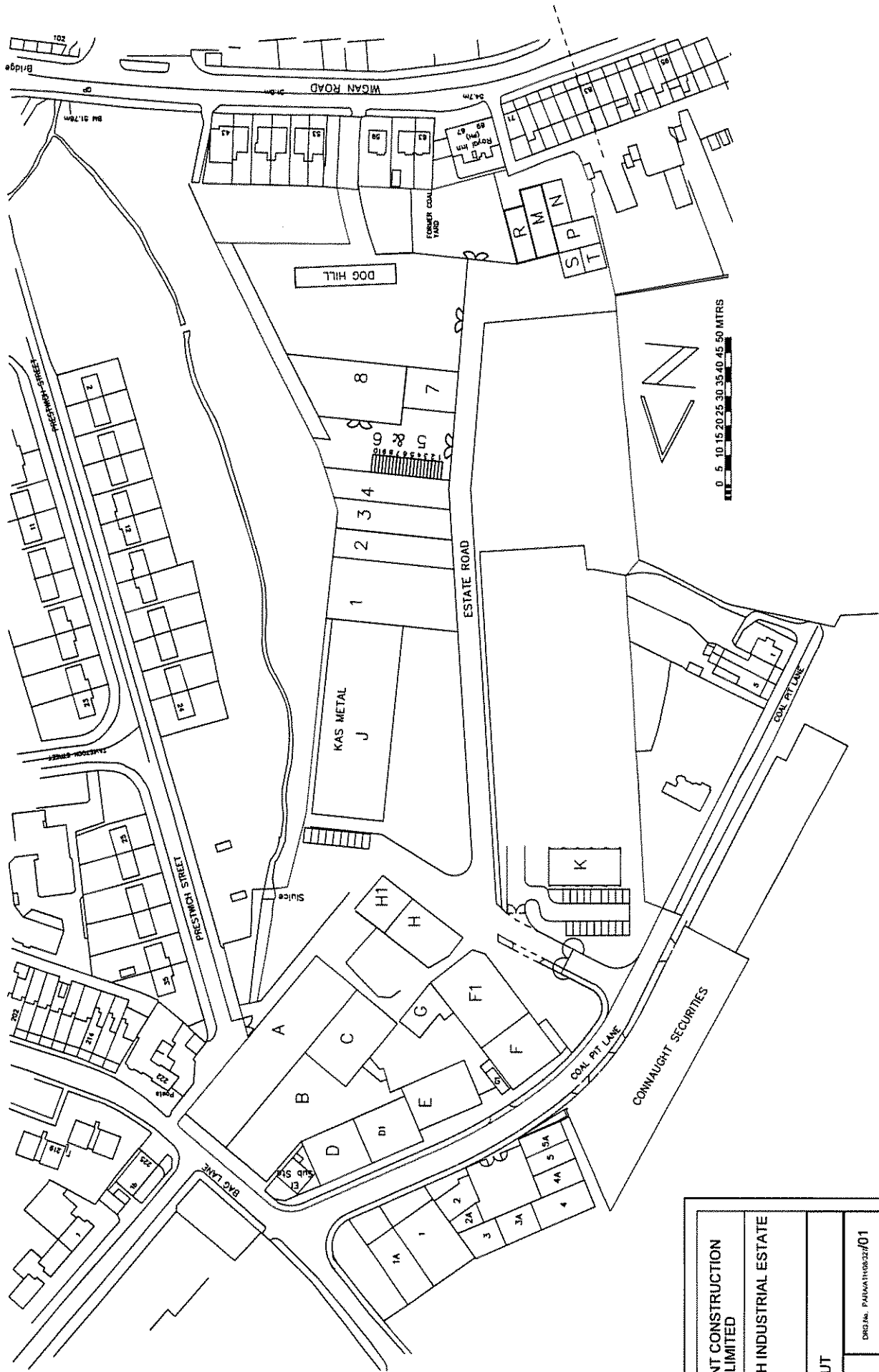
## Re Closure to through traffic of Back Wigan Road

Thank you for your email regarding the accumulated emails awaiting your attention.

Since the above include a notification of trespass and a claim against Wigan Council for loss of earnings , we trust that you will be able to give this matter you earliest consideration by return as a matter of urgency.

Yours Sincerely,

For Paramount Construction Company Limited



PARAMOUNT CONSTRUCTION  
COMPANY LIMITED

PRESTWICH INDUSTRIAL ESTATE

SITE LAYOUT

SCALE 1:1250

DRG No. PA00A110832/01

DATE 30.11.22

REV/No. G

Green Fireman

TEL +972 54802340



# PARAMOUNT CONSTRUCTION (PROPERTY COMPANY) LTD.

Registered in England.

Sophie Eccles-Churton

Legal Services

Wigan Council

22<sup>nd</sup> September 2023

Dear Sophie,

## Re Closure of Back Wigan Road, Atherton.

It is now ten weeks since Wigan Council closed the above access with little more than one weeks notice. We believe this course of action was based on unsubstantiated information from adjacent residents who appear to have a continuing grudge against three small businesses, all who are located at the southern boundary of the Prestwich Industrial Estate & fronting Wigan Road. Only one business received advance warning of the road closure.

During the hastily arranged site visit in July with Traffic Engineer Stuart Dawber, we were assured that objections forwarded to you would be collated and considered as part of the ongoing consultation period.

To date, we have heard nothing back from you, with no acknowledgement of our objections raised. We have no idea if & when Wigan Council are even considering the objections, or if the objections are just sitting in an unread inbox. This leads us to believe that this whole situation was a fait accompli from day one.

Considering the objections are primarily based on road safety as well as employment issues, are Wigan Council content to sit on this closure until there is a serious accident on Wigan Road ?

Drivers accessing several properties on Wigan Road, in addition to The Royal Inn customers and their daytime deliveries, plus three small local businesses, now have no option but to reverse onto the main road at peak times due to lack of turning space in the single track ginnel access , causing chaos at peak times. The situation has become untenable.

In the latest of many incidents the manager of Pooches Playhouse was unable to leave the premises to take ~~her mother~~ for urgent medical care, as the only exit to the road was blocked and those blocking it refused to move until it suited them to do so. Without the planters in place there would have been an alternative exit.

Situations such as this are making a difficult situation impossible. As landlord of the Units in question, Paramount are naturally frustrated that local business, on an established Industrial Estate, in an area designated for employment, with access via a Public Right of Way should be treated in this manner, with no clear idea whether anyone is even considering their objections.

There are certain people who live in the immediate area who are intent on forcing businesses facing Wigan Road ( such as Pooches Playhouse) to relocate or reorientate their access. It is they who have instigated this closure for n.i.m.b.y. reasons & are proposing to use Lord Lilford's land that is designated for employment purposes to cultivate gardens on Back Wigan Road, and claiming the Public Right of Way as private, which is unacceptable.

As established and long term job creation investors in this area, we respectfully request some indication regarding the progress of this so called period of consultation and your Council's timescale for deciding whether to revert.

Your acknowledgement and response is respectfully requested as soon as possible.

Yours Sincerely,

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For Paramount Construction Company Limited/

A large, dark, textured mark, likely a handwritten signature or stamp, located at the bottom of the page.

# PARAMOUNT CONSTRUCTION (PROPERTY COMPANY) LTD.

Registered in England.

[REDACTED]

[REDACTED]

Sophie Eccles-Churton

Legal Services

Wigan Council

9<sup>TH</sup> October 2023

Dear Sophie,

## Re Closure of Back Wigan Road, Atherton

From the outset of the above inadequately researched road closure, we were assured by traffic engineer Stuart Dawber that due consideration would be given to objections, especially those raising health and safety concerns. We were instructed to forward all communications on the subject to you.

Can you, or someone in your department, please explain why no acknowledgement of letters of objection have been forthcoming ?

Please will you explain why, after more than three months of this ill conceived closure, no update has been offered ?

Why have communications from local businesses and residents been ignored ?

Councillor [REDACTED] did initially attempt to answer some emails but, like you, he has now chosen to ignore pleading letters and emails from concerned local businesses.

Our legitimate concerns for the safety of road users and vehicles that are unable to turn in the blocked right of way and being forced to reverse onto Wigan Road, have been met with silence.

Wigan Council has misguidedly substituted an alleged unproven speeding situation along the potholed track of back Wigan Rd, which could have been simply dealt with by recognised speed bumps, for another far more dangerous one, with the location of the planters misguidedly blocking an established right of way.

As a result, queued traffic waiting to both enter and leave via an extremely narrow ginnel onto a very busy Wigan Road is, at peak times, left unable to manoeuvre due to parked cars and pub delivery vehicles and exit safely onto the main road.

Why have the highways department of Wigan Council chosen to disregard the Highway Code Rule 201 " do not reverse from a side road into a main road " with the knowledge that there are times when this is unavoidable due to the misguided planter closure experiment?

[REDACTED]

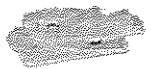
It appears that Wigan Council is content to remain silent and wait until a fatality or very serious accident happens as a result of this misguided action.

Wigan council chose to act without due diligence or consultation when they closed the ancient right of way known as Back Wigan Road, and blatantly ignored legitimate concerns by installing planters in July.

A far more dangerous situation has been flagged up to you, which you choose to totally disregard and worse, fail to answer.

We request an immediate acknowledgement, response and update with a detailed explanation of when these legitimate objections are being considered and by whom.

Yours sincerely,

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For Paramount Construction ( Property Company ) Limited

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# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

[REDACTED]

Stuart Dawber

Traffic Engineer

Wigan Council

11<sup>th</sup> October 2023

Dear Stuart,

## Re Closure of Back Wigan Road

Thank you for acknowledging our letter dated 9<sup>th</sup> October, in which we voiced our serious concerns regarding the apparent lack of any response to the objections lodged relating to the above road closure imposed in July.

Whilst your response is appreciated and your assurances that our objections are being listened too are encouraging, we are very concerned that you have failed to offer any timescale for reviewing this misguided closure.

Our greatest concern is that dangerous risks are having to be taken on a daily basis by vehicles trying to enter and leave via the Public Right of Way which you appear to have been coerced into blocking with planters. The new "accident waiting to happen" closure is potentially far more dangerous than the risk of injury it sought to prevent.

Who is taking the responsibility for this increased risk ?

Who will be accountable if there is a serious or fatal accident as a result of this misguided closure of the public right of way during this period of inertia ?

As the traffic engineer who has visited the site as opposed to other, office based staff who have not, we implore you to take immediate action to uplift and remove the planters thus allowing an alternative means of entrance and exit from Back Wigan Rd.

We have asked that you seriously reconsider other tried and tested traffic calming measures (sleeping policemen) before there is a serious collision on Wigan Road as a result of this misguided experiment.

Yours sincerely,

[REDACTED]

Paramount Construction Company Limited

[REDACTED]

# PARAMOUNT CONSTRUCTION (PROPERTY COMPANY) LTD.

Registered in England.

[REDACTED]

Sophie Eccles-Churton

Legal Services

Wigan Council

[REDACTED]

23rd October 2023

Dear Sophie,

## Re Requested update on the closure of Back Wigan Road

We wrote to you on 22<sup>nd</sup> September and again on 9<sup>th</sup> October, asking you for an update on the above closure, copying in Cllr [REDACTED] and Stuart Dawber amongst others.

Initially we were told to direct all correspondence on this matter to you, yet we have not received any response from you for either of the last two letters, only an acknowledgment from Stuart Dawber that the closure is under active review.

Can you explain why you and Wigan Council's officers, are actively choosing to ignore letters from concerned owners and residents, who fear that the only acknowledgement or review they are likely to receive will be **after** there is a serious road collision as a result of the restricted access onto a busy road ?

Four months in to this so called trial, we believe that it is only reasonable to know what the criteria is for the future of this dangerous closure ? How will it be accessed, by whom and when ?

It appears that Wigan Council not only disregards occupants and residents very real and reasonable concerns regarding health and safety, but also chooses to ignore their correspondence on the subject.

We are appalled by your lack of transparency and silence and think that an overview and timescale of your consultation period and its conclusion is required by return.

Yours sincerely,



For Paramount Construction ( Property Company) Limited

[REDACTED]

# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

[REDACTED]

Sophie Eccles-Churton

Legal Services

Wigan Council

8<sup>th</sup> December 2023

Dear Sophie,

**Re Misunderstanding of issues relating to closure of Back Wigan Road by planters.**

Yesterday we were forwarded an email response sent by you, to a client of Pooches Playhouse, Unit R, Prestwich Industrial Estate, complaining about the chaos caused by the placing of planters in Back Wigan Road.

We refer to the pictures you were sent illustrating the dangerous nightly back up of traffic in the ginnel caused by Wigan Road residents cars parked at the end of Back Wigan Road, closed off by planters.

Back Wigan Road at the Royal Inn end, has now become a car park for both the Wigan Road residents and the patrons of the Royal Inn. There is no turning space for cars to exit or entrance via Wigan Road, or access to the units, especially Pooches Playhouse. Backed up traffic is causing dangerous manoeuvres by cars trying to reverse back onto the main road at peak times.

From your response (see attached response including pictures) it is disturbingly apparent that you have little or no understanding of the issues created by the road closure.

[REDACTED]

In your third paragraph you state *...I appreciate that the courtyard is a convenient place to park whilst using the business, however there is alternative space to park within the area* '

- Firstly, there is no 'courtyard' what you see in **Picture 1**. Is the blocked off end of Back Wigan Road, in front of the planters, beyond the white van. The three vehicles to the left are parked and belong to Wigan Road residents. Two of the three parked vehicles on the right belong to Pooches but cannot park in their own space as they have been taken by Royal Inn patrons. The blue car on the right blocking Pooches doorway also belongs to the Royal Inn.
- Back Wigan Road to the left is a Public Right Of Way but has become a car park.
- To the right of the double yellow lines, the land is private and belongs to Paramount Construction Company Limited, and forms the forecourt, servicing the three units, including Pooches Playhouse.
- The alternative space to park that you refer to does not exist, except on Wigan Road.
- **Picture 2**. The view on Tuesday evening from the unit forecourts toward the narrow ginnel which is the only entrance and exit onto Wigan Road. The red van belongs to an uncooperative neighbour from Wigan Road who refused to reverse to allow the traffic queuing to enter Back Wigan Road from Wigan Road at rush hour. The two cars in the ginnel were forced to back out onto the very busy Wigan Road.

This dangerous and unnecessary situation has been brought about solely by Wigan Councils placing of the planters to block Back Wigan Road, on the back of spurious claims from certain residents about safety issues.

Whatever safety issue this closure claims to address, has been quadrupled by the introduction of this scheme, which is necessitating dangerous manoeuvres made in reverse onto a main road on a daily basis.

It is now obvious that not only have you not visited the site, but you have also failed to grasp the reasons for the objections forwarded to you. Or have have not read them.





Under such circumstances how can we possibly expect a fair outcome at the end of the period of so called 'consultation'?

To date you have not had the courtesy to even acknowledge our queries and have ignored the letters sent to you on 22nd September, 9th October, and 23<sup>rd</sup> October 2023., requesting information on what happens at the end of the consultation period.

Stuart Dawbers lone response on 10<sup>th</sup> October, that the matter is under 'active review' is inadequate.

It is evident that you have no understanding of the safety issues involved, or simply don't care.


Your complacency in this matter is without doubt leading towards a serious accident on Wigan Road in the near future unless this dangerous scheme is scrapped, the planters removed and/ or other traffic calming measures, such as speed bumps considered.

Please respond with what happens following the end of the consultation and how and by whom the final decision is made ?

Yours sincerely,



For Paramount Construction Company Limited



# PARAMOUNT CONSTRUCTION COMPANY LIMITED

Registered in England.

[REDACTED]

[REDACTED]

Stuart Dawber

Wigan Council

13<sup>th</sup> December 2023

Dear Stuart,

## Re Confirmation of parking rights on Back Wigan Road & Concerns over Misunderstood Objections

We refer to the congestion and subsequent lack of turning space created by the closing of Back Wigan Road, Atherton to through traffic.

You have intimated previously to [REDACTED] at Pooches Playhouse, that parking on Back Wigan Road by residents of the Wigan Road houses is prohibited.

Parked vehicles are adding to the congestion and lack of access caused by the above closure.

Can you please confirm if this is the case ?

You have previously asked us to direct all communications / objections regarding the above to Sophie Eccles- Churton at Legal Services, Wigan Council, as she is collating the objections.

Whilst we have complied with your request we have received no response from her.

However, we have been forwarded a response Sophie sent to one of the other objectors , which demonstrates that she has little or no understanding of the issues being raised by the objections.

If the person collating the closure fails to understand the basic concepts of the issues raised in the objections, how can we expect a fair and considered outcome at the end of the consultation period?

Please acknowledge with clarifications.

Yours sincerely,

[REDACTED]

For Paramount Construction Company Limited

[REDACTED]