

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

PLANNING	For official use only (Date received)
08 JAN 2014	
RECEIVED IN PINS 3	

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

Address of site

LAND ADJACENT TO RED LION PUBLIC HOUSE,
MARFORD HILL,
MARFORD, WREXHAM.

Postcode
(if known)

SENDER DETAILS

Name

Acting On Behalf Of
(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

What kind of representation are you making?

WRITTEN OBJECTION

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The basis of our objection to the construction of a retail outlet on this site is that it is not in keeping with the residential area, would be over dominant, degrade the environment and most of all cause increased danger on the current road layout.

This development is also not required as there are ample shopping amenities less than a mile away.

This proposed development would be hazardous to residents and children going to and from the Roffe school. The increased traffic manoeuvring in a very restricted space on the brow of a hill in a small car park is a toxic mix. Add in the delivery trucks of up to 40 tons in weight, no doubt articulated loads, the hazards would be increased.

Just on traffic issues we object because:-

- the site is too small,
- the road layout cannot support the additional traffic.
- it is hazardous to all including children and parents getting to the Roffe school and community centre.
- there would be traffic jams.

On the environmental impacts we object because:-

- the development is not in keeping with the area,
- it is over dominant,
- there would be increased litter and waste,
- there would be a significant increase in noise,
- there would be light pollution.

To counter the argument of lack of shopping amenities, there are shops in Lymington, 0.7 miles away, in Rossett, 2 miles away and in Wrexham, 4.5 miles away.

Incidentally, the A483 dual carriageway, constructed in 1988 was designed to take traffic away from Maford, Lymington and Rossett.

(Pro)

YOUR COMMENTS ON THE CASE (*continued*)

Finally, local people voted for their councillors in Wrexham
Maelor Lantau Council. If these democratically elected officials
voted against this proposal, why can't democracy and our democratic
rights prevail.

We therefore urge you to refuse this application.