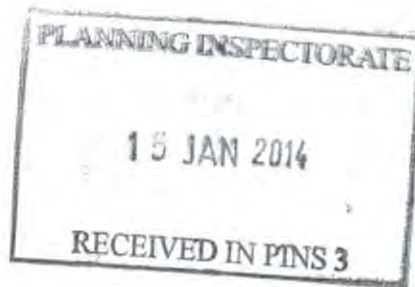


The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff. CF10 3NQ



Dear Inspectorate Members,

Section 78 Appeal: Land adjacent to Red Lion Public House, Marford Hill, Marford, Wrexham

As a resident of Marford I wish to strongly oppose the granting of an appeal to place a retail development in the car park of the Red Lion pub in Marford .

My objections to this development revolve around traffic and pedestrian safety issues.

Allowing a retail business on this site will both increase the amount of traffic and create a dangerous situation with traffic entering and exiting from a point which is already hazardous from a safety point of view. At the moment the amount and times of the pub car traffic does not create a problem.

The road leading into this area up the hill comes into a 30mph zone immediately at the site.

There is a very difficult angled exit across the road from the site (Woodlands Road). Adding a busy exit from such a retail site with vehicles exiting in both directions will make exiting from Woodlands Road far more hazardous and dangerous than it is even now.

There is a bus stop on the left at the site which will mask cars exiting from the site when the bus is stationary.

There is another bus stop on the other side of the road which also will complicate the traffic situation when a bus is arriving, stationary or leaving, particularly with traffic attempting to exit or enter the site.

Traffic using Pant Lane either turning right onto the lane or exiting to the right will also complicate the frequent traffic turning right onto the site.

The pedestrian crossing next to the Red Lion will become dangerous to use with all these complications of cars and buses arriving to the site and the above roads, turning, queuing as well as exiting all in different lanes and directions.

These problems will become acute in the morning and afternoon when Rofft school parents exit Claypit Lane after dropping off or picking up their children. This will also become a problem when children are picked up or dropped off by school buses.

I urge the Inspectorate to reject this appeal in the interest of the safety of the residents of Marford.

Yours faithfully,

A.S.Young (Mr)

A black rectangular redaction box covering the signature of A.S. Young.

Pistyll House Farm
Cox Lane, Marford LL12 8YF United Kingdom

A black rectangular redaction box covering the bottom line of the address.