

The Planning Inspectorate

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



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:

P/2012/0830

Address of site

land adjacent to Red Lion PH.
Merfest Hill, MARFORD, WREXHAM

Postcode
(if known)

SENDER DETAILS

Name

MRS. G. SMITH

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)

Owner

What kind of representation are you making?

SEE ATTACHED

YOUR COMMENTS ON THE CASE (continued)

My comments are identical to the two letters I wrote on 16/12/13 & 24/12/13 - Particularly concerning the effect it will have on the unadopted road Sunnyside Avenue which will become increasingly used by residents from Woodridge Road Avenue if the traffic at the junction opposite Red Lion is not radically improved & the junction altered. We already get too much traffic from up there & we residents have to mend the road!

I also feel the effect upon the small retailers in Rossett & Gresford would be disastrous.

Brentwood,
2, Sunnyridge Avenue,
Marford,
Wrexham,
LL12 8TE.

[REDACTED]

To Wrexham Borough Council,
Community, Wellbeing and Development Dept,
16 Lord Street,
Wrexham.

16.12.2012

Dear Sirs,

Planning Application P2012 0830
Red Lion Car Park, Marford.

I understand an application has been lodged for retail development on the above site, particularly for a Tesco Store.

I should like to object strongly to this application on the following grounds:

1. Marford is a residential area and many houses back right onto this site.
2. Marford lies halfway between the villages of Rossett and Gresford both of whom have excellent small retail units, giving both villages everything they require. A Tesco Store on this site would be detrimental to these small shops and most would possibly close with loss of jobs and income.
3. The increase of traffic on Marford Hill and around the site – both of customers and lorries to service such store would be intolerable in a residential area.

Finally may I add that Tesco already have stores in Chester, Wrexham and surrounding areas. They are a greedy company thinking only of profits and their shareholders. They have no place in villages such as ours.

PROTECT OUR VILLAGES AND OUR SMALL RETAILERS..

Yours faithfully,

[REDACTED]
Gillian Smith.

Brentwood,
2 Sunnyridge Avenue.
MARFORD,
Wrexham, North Wales,
LL12 8TE

[REDACTED]
Your ref; P/2012/0830
Attn: Matthew Phillips.

24/12/2012

Dear Sirs.

ERECTION OF RETAIL UNIT – RED LION, MARFORD.

Thank you for your letter of 21st December.

Whilst I would not like to speak at the Planning Meeting, I should like my letter to be read.

Also I should like you to add the following points please:

The exit/entrance road opposite the site into Woodridge Road and Avenue has very poor visibility, particularly if vehicles wish to turn towards Chester. If traffic here is disrupted it will mean more and more vehicles using our road Sunnyridge Avenue. As you are aware, Sunnyridge Avenue is an unadopted road, and whilst we residents at the lower end try to keep it in some sort of order, filling in potholes etc, we are constantly annoyed by people from the estate and roads above using the same, sometimes at a ridiculous speed. The bottom entrance from Sunnyridge onto Marford Hill is not a particularly safe one since cars speed round the corner from Wrexham despite there being a 40 mph limit which is rarely enforced.

I am also concerned regarding the pedestrian crossing just above the site. This is used by many children from the Junior School and older ones getting off the buses. The traffic now sometimes refuses to stop here and I have been concerned for some time regarding the safety of this crossing as I find some motorists do not intend to stop unless they really have to.

I hope you will add these points to my previous letter for consideration by the Planning Committee.

Many thanks for your help.

Yours faithfully,

Gillian Smith