

Planning reference: P/2012/0830

Site address: Land adjacent to the Red Lion Public House, Marford Hill, Marford, Wrexham

Site description: Erection of retail unit and associated works

Welsh Assembly Government reference: H6955/A/13/2209711

I am writing to express strong representation with regard to the above planning appeal. I am the owner/occupier of a property immediately across Chester Road to the proposed development.

I wish to object on the following grounds:

The additional traffic associated with the business will be detrimental to the local highways and will undoubtedly increase the potential for road traffic accidents at an already very busy site. Customer and delivery vehicles arriving and leaving in numbers pose a significant increased danger. The area is already busy with buses stopping and pulling out of bus stops immediately adjacent to the site on both sides of the road every 10-15 minutes. Visibility for vehicles turning out of Woodlands Road on to Chester Road is already very limited, particularly when turning left towards Chester. This manoeuvre requires drivers to edge out onto the carriageway prior to actually proceeding and then turn with extreme caution, as this requires a large turning area across onto the other side of the carriageway.

- As there is extremely limited parking outside the primary school only 50 yards away, the existing public house car park (rightly or wrongly) is used twice a day by parents dropping off and collecting their children.
- By default, the increase in activity, on and around the site, would result in the noise significantly increasing, despite the assurances from the Noise Report that this would fall within acceptable limits. Convenience stores historically and typically rely on large numbers of short-stay shoppers arriving by car. In addition, goods vehicles are scheduled to arrive regularly. Both would seriously detract from my and other local residents' enjoyment of the area. Significant increased noise would be created by human activity associated with such a business - vehicles arriving and leaving, vehicle doors being shut, engines being started and idling, vehicles slowing down and accelerating and reversing alarms (which, according to the Health and Safety Executive, should be 'loud and distinct enough that they do not become part of the background noise'). I also note in the original application that deliveries arriving by heavy goods vehicles are to drive onto the site in a forward gear from one direction only and once in the parking area should reverse in to the service yard. Because of the dangers associated with vehicles reversing, the Health and Safety Executive guidance is to 'remove the need for reversing by setting up one-way systems, for example drive-through loading and unloading positions'.

- The proposed opening/delivery hours are unsocial, hugely unreasonable and almost incessant and exacerbate the problems associated with siting a convenience store in a residential area. Further, it is anticipated that newspaper delivery vans may visit the site outside opening times.
- The visual impact of the development and its associated business will result in significant and unreasonable changes to the outlook from my property and impinge on the current privacy I enjoy.
- Marford is a traditional, well-established residential area and the proposed modern building is certainly not in keeping with the residential properties in the immediate and wider locale.

I should appreciate confirmation of receipt of this email.

Yours sincerely,

Judith Dalton-Morris (Mrs)