

Dear Sirs

Your Ref: H6955/A/13/2209711 Planning Reference P/2012/0830

Further to the Appeal the Community Council at it`s last meeting agreed to continue with their previous decision taken on 6th December 2012, namely that the proposals did not identify sufficient car parking spaces for a shop and public house, especially as access for delivery vehicles would have to be maintained across car parking spaces and the proposed access was located on a busy road immediately opposite an existing badly designed road junction which was difficult at the present time for motorists to have clear view of oncoming traffic from the opposite directions of Rossett and Gresford.

The access was also near a pedestrian crossing and two bus stops - one on either side of the road, which would increase the road dangers to pedestrian traffic, especially school children attending Darland High School and Ellesmere College who use these bus stops on a daily basis.

The proposed retail unit would adjoin existing residential properties and would therefore be out of keeping with the appearance of the area.

The Local Planning Authority appears to have agreed with the Community Council when it subsequently refused the application, which is now the subject of this Appeal.

I assume that you will have received this information from Wrexham Council as part of their submissions in response to the Appeal.

I understand that local residents and concerned groups are also writing to you and we the Community Council have urged them to provide you with relevant photographs and other information they may possess.

Yours faithfully

Maurice Paddock
Clerk of the Council