

YOUR COMMENTS ON THE CASE (*continued*)

I object to the planning proposal for the following reasons:

1. There is no need for a retail outlet here. Gresford and Rossett are well supplied with shops and there is a number of retail parks within very easy reach. The existing shops would be at risk and some would certainly be put out of business to the detriment of local residents
2. The site is adjacent to an already dangerous exit from the Marford housing estate and will exacerbate the existing problems of access and departure from the houses. The other exit (from Sunnyridge Avenue) is already very hazardous due to it being into a 40mph road with a dangerous bend . This situation would be made worse by increased traffic flow to the proposed store.
3. The land is currently used as parking/meeting place for many groups and is the only parking facility available hereabouts.
4. Tesco (the applicant) is already too dominant in the area. Their main store is very easily accessible.
5. An additional hazard and annoyance to local residents will be generated by the coming and going of large delivery vehicles, usually at night or early in the day.
6. The local population is too small to support such a retail development, it is unnecessary.