

The Planning Inspectorate

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For official use only
(Date received)

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:

Address of site

LAND ADJACENT TO REDNION PUB & HOUSE,
MARFORD HILL,
MARFORD,
WREXHAM

Postcode
(if known)

SENDER DETAILS

Name

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)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE

Please provide your representation below.

As a resident of Marford I write to register my opposition to the proposed development of a retail unit on portion of the car park of the Red Lion public house. The reasons for my objections may be summarised as follows: -

(1) Such a development would be out of character in an almost exclusively residential area. The proposed design would detract from the visual amenity of the immediate locality.

(2) The area is already well served by the local shops in Gresford and Rossett and the proposed additional outlet would only serve to dilute the business done by the established retailers. As it is unlikely that there will be a significant increase in the local population resulting in a fairly static market size it is likely that most of the new store's trade would be drawn from existing businesses. In addition there is already an adequate choice of large supermarkets in Wrexham.

(3) The proposed position at the top of Marford Hill, on the B5445, is unsuitable for the increased traffic that would be generated. The approach from the Rossett direction is obscured by a bend and tall trees on either side of the road make visibility difficult in some lighting conditions. Traffic approaching from Gresford would have to turn across the road at one of the most vulnerable points. The general hazard of this section of road is currently correctly recognised by a continuous double white line and a speed limit.

I trust that my objections and those of other residents of the area will be given due consideration and that this planning application will be rejected.