

The Planning Inspectorate

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PLANNING INSPECTORATE

16 JAN 2014

RECEIVED IN PINS 3

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

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, Tennant)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE

Please provide your representation below.

DANGER :- The main road at this site is already dangerous -
- Speeding is regularly an issue in both directions despite the fact that there is a pedestrian crossing nearby together with bus stops on either side of the road. Turning out of Woodlands Road into the main road is particularly difficult and dangerous in both directions currently and more so when there is traffic in/out of the Red Lion, buses stopping and re-starting and when numerous children are getting on and off school buses. There are very serious concerns at 8.00 - 9.00 a.m. and 3.15 - 4.00 p.m. because of the high number of schoolchildren - leaving and arriving at the nearby Rofft Primary School and boarding and disembarking school buses in both directions at this dangerous point. It is currently a safety issue and luckily so far there have been no serious accidents or incidents - Surely this will be greatly exaggerated if this proposal is successful.

It has been noted by locals that groups have obviously visited the site to assess the situation - but this has occurred only at quieter periods in the day.

PARKING :- Is there realistically enough parking space for vehicles for the proposed retail unit and the public house particularly if there is a fraction at the Red Lion or at evening weekends when it is busy. Would parking then spill on to the residential areas of Woodlands Road or parking on the dangerous main road?

YOUR COMMENTS ON THE CASE (continued)

NEED :- The villages of Gresford, Marford and Rossett are extremely well served by local shops currently and shopkeepers help to retain the village community. Surely we wish to support local traders to maintain their livelihoods. A new 'national' retail unit would have an adverse effect upon the communities in the future. At the Planning Meeting, the Chief Executive Officer for Wrexham stated that the maintenance, promotion and protection of local traders was 'not in his brief' - If not, whose responsibility is it? We wish to support local people!

NOISE :- Those locals who live directly backing on to the site will be seriously affected. In addition to the constant traffic and human noise throughout the day and evening, seven days a week there is also the problem of lorries delivering - this could be outside normal shop hours!

I feel that this proposal would have a detrimental effect on the neighbourhood, is not necessary and could result in extreme danger spot where an accident would be inevitable!

13/01/14