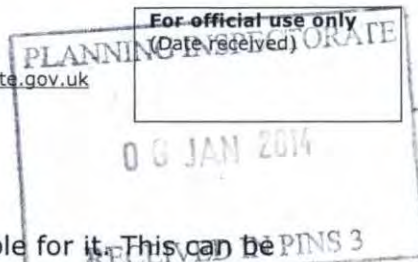


The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk



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, Tenant)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Copies of 3 Written communications attached.

johnvsmith

From: "johnvsmith" [REDACTED]
To: <wales@pins.gsi.gov.uk>
Sent: 29 December 2013 12:45
Subject: Wag Ref;- H6955/A/13/2209711. Land Adjacent to Red Lion Pub., Marford Hill, Nr. Wrexham.

Dear Sir,

Having recently received a letter from Wrexham CBC (Ref;- P/2012.0830), I would like to refer you to my earlier comments made in letter dated 19th. December 2012 and email to Matthew Phillips at Wrexham gov.uk dated 31st. December 2012, and ask for the points made there to be considered.

I can only add that the situation regarding the wear and tear on Sunnyridge Ave. by people not actually living on that road is now worse than a year ago, and will only be made worse again should the development go ahead. Climate change has also had a serious effect with more heavy rain. Also the drains/gulleys on Marford Hill are still mostly blocked by debris which starts around the proposed site, and was reported well over a year ago. This will again add to the flooding risks for properties further down the Hill.

Gresford and Rossett do provide a good range of local shops supplying most of the residents immediate needs, and it would be disastrous for residents to lose these valuable businesses particularly to a noncaring multi-national conglomerate.

Yours,

John V. Smith.

29/12/2013

johnvsmith

From: "johnvsmith" [redacted]
To: "Matthew Phillips" <matthew.phillips@wrexham.gov.uk>
Cc: "Mike Edwards" <michael.edwards@wrexham.gov.uk>; "Andrew Bailey" <Andrew.bailey@wrexham.gov.uk>
Sent: 31 December 2012 17:32
Subject: Appl. for Retail Unit near Red Lion, Marford.

Dear Matthew,

Further to my letter of 19th. December and your response of 27th. Dec. I now enclose a few further thoughts on the Planning Application.

I am sure others will have pointed out the enormous potential extra hazards should any further development take place at this site.

The immediate local area consists of 3 minor roads, 2 private drives, a public house with 2 car park access points all joining the main Gresford to Rossett road. A school, with major parking problems already, Marford Community Hall, again with car parking, and the fact that these minor roads all serve residential estates adds to the vibrancy of this immediate area. It is also the hub where not only is there a pelican crossing, notorious for problems of traffic not stopping to allow pedestrians to cross, but also 2 bus stops which are located either side of the main road adjacent to the Red Lion. Any vehicle joining the main road from one of these side roads has to position itself in an awkward place as the visibility is not good, and any vehicle turning left from there has to cross the central lines on the main road due to the tightness of the turn. Another point, which has now been a problem for many years, but no-one takes seriously, is that the difficulty at this junction causes many drivers to take an alternative route through an estate which eventually leads to Sunnyridge Avenue. This is a private road which, particularly following the atrocious wet year which we have just had, the residents are doing their utmost to maintain in a reasonable state, but I feel many are unable to cope as so much traffic is already leading to far more wear and tear than was ever envisaged for the road. The speeds used, lack of consideration for the local residents, and the deteriorating state of the road, will surely lead to an accident before long.

As far as I am aware the residents have never received any help with maintenance from the Council or other consideration following the removal of bollards some years ago which then prevented this situation arising.

I would also point out that the serious flooding which has affected houses at the bottom of Marford Hill, has been caused by many of the drains/gulleys being perpetually blocked with rubbish, and these blockages start at the Red Lion area, and are still waiting to be cleared despite my request, some months ago, to have them cleaned out.

I hope these comments are helpful.

Yours Faithfully,
John V. Smith.

31/12/2012

JVS

Brentwood,
2, Sunnyridge Avenue,
Marford,
Wrexham,
LL12 8TE.



To Wrexham Borough Council,
Community, Wellbeing and Development Dept,
16 Lord Street,
Wrexham.

19th. December 2012.

Dear Sirs,
Planning Application P2012 0830
Red Lion Car Park, Marford.

I understand an application has been lodged for retail development on the above site, particularly for a Tesco Store.

I should like to object strongly to this application on the following grounds:

1. Marford is a residential area and many houses back right onto this site.
2. Marford lies halfway between the villages of Rossett and Gresford both of whom have excellent small retail units, giving both villages everything they require. A Tesco Store on this site would be detrimental to these small shops and most would be forced to close with loss of jobs and income. These developments by the multi-national stores very rarely lead to the highly promoted 'new' jobs created, although it seems to be an over-riding point in the applications. In truth they never mention the thousands of jobs they have 'killed' over the years, and ruined many local communities.
3. The increase of traffic on Marford Hill and around the site – both of customers and lorries to service such store would be intolerable in a residential area. The inevitable increase of litter surrounding this type of business and further access to cheap 'booze' is also a serious consideration.

Finally may I add that Tesco already have stores in Chester, Wrexham and surrounding areas. They are a greedy company thinking only of profits and their shareholders. They have no place in villages such as ours.

PROTECT OUR VILLAGES AND OUR SMALL RETAILERS..

Yours faithfully,

John V. Smith.