

The Planning Inspectorate

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

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, Tenant)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE

Please provide your representation below.

I have the following objections to the proposed Tesco development:-

- 1) The Tesco will increase the amount of traffic on Marford Hill (B5445). This is a busy commuter road.
- 2) The location is opposite the junction with Woodland Road - a difficult thing which loops back. There is regularly queuing traffic on Marford Hill and Woodland Road. The increase in traffic will cause more queuing and increase the hazards.
- 3) There is a change of speed limit adjacent to the proposed development. Approaching from the east, queuing traffic could extend down the hill and around the bend of Marford Hill, where visibility is limited, extending the hazard.
- 4) There is a bus stop on either side of the road at the proposed development. The stops are used at all times, but especially in the morning and evening by children attending the local schools and people travelling to Chester Business Park and the rail station in

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YOUR COMMENTS ON THE CASE (*continued*)

Chorley and Wrexham. The increase in traffic and turning vehicles will cause further congestion and increase the potential for queuing traffic at the bus stops and in front of the development.

4) There is a zebra crossing just to the east of the proposed development. The crossing serves the Rofft primary school and the community centre at the end of Part Lane. The increase in queuing traffic and the quantity of traffic will inevitably increase the hazard to pedestrians using this crossing. Of particular concern will be the use by children accessing the bus stops noted above.

5) The community centre car park is often full, particularly at pick up time at Brownies and Pre-school and other activities. This leads to on-street car parking close to the junction with Part Lane. Construction and use of the new shop will cause an increase in the hazard to pedestrians and users of the centre.

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6) There will be a reduction in car parking spaces - it is understood that there will be less than 30 spaces for the combined pub & new shop ^{where} ~~where~~ ^{are} ~~were~~ provided currently for the pub alone.

This will lead to on street car parking adjacent to the bus stop and on part lane, leading to an increase in pedestrians using the crossing, poor vision for vehicles approaching the road away from the pedestrian crossing. As this is close to the Loft school, the community centre & bus stops, it will most likely lead to accidents.

7) Construction of the new Tesco will lead to local traffic having to be re-routed, bus diversions and the like.

8) It will lead to an increase in noise and nuisance at all hours.

Taking all these points, I ~~can see~~ feel that this is not the right location for this development.