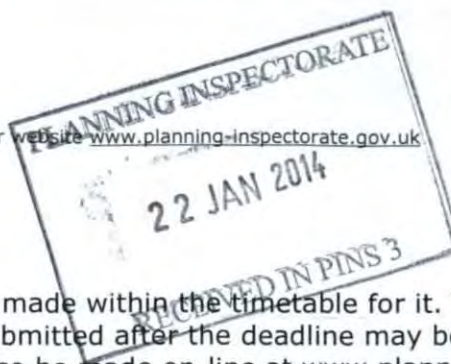


The Planning Inspectorate

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

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(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: P/2012/0830

Address of site

RED LION PUBLIC HOUSE (LAND ADJACENT TO)
MARFORD HILL
WIREXHAM

Postcode
(if known)

SENDER DETAILS

Name MARY ELLWOOD + ALBERT ELLWOOD

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)

NEIGHBOUR

What kind of representation are you making?

Pedestrian Safety in an even more
congested vehicular movement area

Reference P/2012/0830

We wish to object to the above Planning application for the following reasons.

Our main concerns are that of increased vehicular movement in an area where pedestrian and vehicular movement is at times somewhat precarious, particularly when exiting Woodlands Road which is directly opposite the proposed development site towards Chester. The alternative exit from Sunnyridge Avenue (an unadopted road) is on to Marford Hill which can be even more dangerous due to vehicles approaching from a blind bend in a 40 mph area.

In spite of specific pull-ins for public and school buses, there is often pedestrian congestion, particularly when school pupils alight from their buses and coaches. Parents' vehicles are also parked on the car park awaiting their children. Additional vehicle movement, to and from the proposed store, can only aggravate the situation.

The Red Lion car park often accommodates parking overnight when drivers consider it wise not to drive after visiting the hotel. This parking sometimes extends to next day lunch time or evening. This reduces the area available for vehicular movement to and from the proposed development.

Not to be overlooked is the fact that within a short distance there already exists two bus 'pull-ins', a hotel car park, a precarious road access and exit on to the main road, a pedestrian crossing used extensively by Primary and Secondary school pupils, adults and people requiring access to the community centre currently being used as a pre-school nursery and play group.

We would suggest that the potential number of customers to a new store is limited and ultimately what can another store offer that is not already available within little more than a mile in Gresford or Rossett? Another store could lead to the closure of existing local businesses resulting in unemployment in the area.

We would also draw to your attention the adverse effect of additional noise and pollution to the residents in the immediate vicinity of the proposed development and the design of the new store is not in keeping with the rural and surrounding area.

We hope you will take our concerns into consideration

A Ellwood

M Ellwood