

Dear Sir/Madam,

Regarding the above application appeal concerning the building of a retail unit on the land adjacent to the Red Lion Public House, Marford, Wrexham, I would like to raise my objection to the proposal in the strongest terms. I have lived in the road opposite the proposed site for over twenty five years (Woodridge Avenue). I exit onto the main road from my home on a daily basis. My main objection is in respect of the highway issues that any commercial development of the land would create. The visibility is vastly reduced when travelling up Marford Hill towards the site due to the overhanging trees reducing the light and the slope of the hill. When traffic is attempting to turn right into Woodlands Road, which is a sharp turning across oncoming traffic, this already causes traffic congestion and a queue of traffic back down the hill. I have found this to my great cost as I have been involved in a serious road traffic collision on this junction trying to complete this exact manoeuvre. My car was completely written off and both myself and the lady travelling from the Gresford direction received injuries. This matter was not reported to the police. I have come across many other more minor accidents at this junction in the passed few years.

Approaching the site from the Gresford direction the road drops away as you travel down the hill again reducing visibility. Any such development on the site would considerably increase the risk of an increased number of accidents and add to the existing congestion outside the site. This is further compounded by parents using the pub car park for the primary school just around the corner as the parking restrictions directly outside the Rofftt Primary School force them away.

When we suffer bad weather and there is snow on the ground the road outside the site becomes treacherous as it drops away down Marford Hill making it extremely difficult to retain control of your car particularly with the steep nature of the hill. The start of the hill is right outside the site on which the commercial property is proposed. Additional traffic caused by the proposal would considerably increase the risk of serious accidents.

Kind regards

Neil Ellwood
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