

Dear Sir/Madam

Planning Ref..... P2012 0830

Site Address Land Adjacent

**Red Lion Public House
Marford Hill
Marford
WREXHAM**

Site Description

Erection of retail unit and associated works

Welsh Assembly Government ref ...

H6955A/13/2209711

Sender Details:

**Mr & Mrs M.R. & S.L. JAMES
Checkmate, Woodlands Road
Marford
Wrexham
LL121 8SP**

Tel No [REDACTED]

E Mail; [REDACTED]

COMMENTS ON CASE

As home owners in close proximity to the land in question of this appeal , we feel very strongly that the **original decision to reject the planning application should still stand.**

There are numerous reasons for this decision and we list below some of the major points.

1. Access to the land is from a very busy and dangerous junction on Chester Road. This junction is the access to 170 houses , most with two, if not more, vehicles.
2. There are two bus stops, heavily used by children at school times, and serviced by large double decker buses.
3. Large delivery vehicles trying to access the proposed building would be a major hazard to other vehicles, pedestrians, and public house customers.
4. Chester Road and Marford Hill have become a cycle route of some renown and already motorists are being ultra cautious.
5. Any further vehicles turning into, exiting, or parking in the car park would greatly add to an already major traffic danger spot.

To summarise

The area in question is presently very busy and hazardous.

It defies belief that the potential development should even be considered, when any further increase in vehicle movement would make the area positively dangerous.

Yours faithfully,

Malcolm and Sheila James
21/01/2014