

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/H/13/2207585**

Address of site 173 Chester Road
WREXHAM
Clwyd

Postcode

LL12 8DW

Grid Reference: Easting

3337361

Northing

3522374

SENDER DETAILS

Name

Ms Jacqueline Ann Evans

Acting On Behalf Of

N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

COMMENTS AND OBSERVATIONS RELATING TO THE ABOVE APPEAL

We would kindly request that our previous comments concerning this case submitted on 8th September 2013 be read and given careful consideration.

We also wish to add the following comments and observations after reading the documents relating to this appeal.

These comments relate to Parking and Highway Safety.

The shopping parade consists of a Chemist, Travel Agent, Co-op (which also houses a Post Office).

It is relevant to note that there is no mention of the Post Office in the appeal documents we

YOUR COMMENTS ON THE CASE (Continued)

have read. It is important that this should be noted as this facility is well used and supported, especially as there have been some closures of local Post Offices therefore leading to customers travelling out of area to use this facility, which also increases the use of car parking available.

The plans relating to this application show a Car Park at the rear of the premises. We feel it should be noted that this Car Park is a Private Car Park, and is for use by shop staff and occupants who live in the flats above the shops. It is not for general public usage.

The plans also refer to a clearway at the rear of the premises, we feel it is worth noting that this is also an access point for members and visitors to the Garden Village Bowling Club which is situated at the rear of the above premises. The Bowling Green is open between 6-7 months of the year. When this facility is in use Bowling Green members and visitors will leave their cars parked on the avenue for hours at a time, therefore significantly reducing the number of car spaces available for the shopping parade.

We have lived at our property which is situated directly behind the shops for 40 years, and feel we are therefore in a good position to comment on the traffic congestion which is generated by customers using the shops.

The parking situation can only be described as chaotic and we do have great concerns for Highway Safety.

To give you one example - we experience on a regular basis problems when turning off the main Chester Road into the village. Cars will hesitate and wait and see if they can obtain a parking space in front of the shops. This causes cars to back up onto the main Chester Road, which is dangerous as a high percentage of these cars travelling along the main road do not keep to the 30 mph. In addition you have pedestrians of all ages trying to cross the road, on their way to the shops. The addition of another attraction could only add to this hazardous situation.

We feel it is also fair to comment that the proposed applicant is providing a service which could encourage customers to stay longer than say someone using the Chemist, Post Office or Co-op, namely we note that refreshments are provided therefore customers would no doubt stay longer on the premises, leading to further problems with parking as these customers would be blocking the already limited amount of spaces available.

We feel it should also be noted that across the road from these premises there is a Kitchen Showroom, and Chiropractic customers often leave their cars on the avenue again reducing the spaces available for the shopping parade.

Over the years we have lived here we have lost count on the number of occasions we have been unable to get out of our driveway as customers using the shops abandon their vehicles and we have to sit and wait until they return from the shops before we can get out. This is despite having double yellow lines across our driveway.

Indeed it is also worth noting that yellow lines are in place at the top of the avenue but despite this people will park on them, mostly not far from the junction which again is dangerous to car users and pedestrians alike.

We feel therefore that the addition of another facility would only add the current problems we already endure with car parking and Highway Safety.

We have read our fellow objectors comments and wholeheartedly agree with their concerns should this appeal be successful.

We would be very grateful for a copy of the outcome of the above case.

With thanks.

MS. J. A. EVANS & MR. R. I. EVANS