

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)

PLANNING INSPECTORATE

06 JAN 2014

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/2012/8030**

Address of site

**LAND ADJACENT TO RED LION PUBLIC HOUSE
MARFORD WREXHAM.**

Postcode
(if known)

SENDER DETAILS

Name **Paul Burns**

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?

OBJECTION

YOUR COMMENTS ON THE CASE

Please provide your representation below.

- ① THE SITE IS TOTALLY UNSUITABLE FOR TRAFFIC ACCESS, ON THE BEAM OF THE HILL AND THE ROADWAY IS CURRENTLY MARKED WITH SOLID WHITE LINES, LOWERING THE ISSUE. TRAFFIC WOULD NEED TO CROSS THE DOUBLE WHITE LINES TO TURN RIGHT INTO THE PROPOSED SITE.
- ② THE SITE IS LOCATED DIRECTLY OPPOSITE THE WOODWARDS ROAD, GLESTER ROAD JUNCTION WHICH CAN BEST BE DESCRIBED AS DIFFICULT. THE ADDITION OF THE STREET LIGHTS MAKE THE JUNCTION OVERLOOKED DUE TO INCREASED TRAFFIC.
- ③ THERE IS A BUS STOP DIRECTLY IN FRONT OF THE SITE THAT IS NOT ONLY USED BY PUBLIC SERVICES BUT AS A DROP OFF/PICK UP SITE FOR SCHOOL CHILDREN FROM SURROUNDING SCHOOLS ACROSS THE AREA. THE SITE WOULD INCREASE THE TRAFFIC IN THE AREA AND THE RISK TO THE PUBLIC AND SCHOOL CHILDREN.
- ④ THE LOCATION IS TOTALLY UNSUITABLE FOR HEAVY GOODS VEHICLES THAT WOULD BE USED TO STOCK THE PREMISES FOR THE RANGES INDICATED ABOVE IN POINTS 1 TO 3.

YOUR COMMENTS ON THE CASE (continued)

- ⑤ There is a Speed Restriction Grade At The Location Of The Site And Vehicles Can Be Down In Excess OF 30MPH/40MPH WITH APPROXIMATELY THE SITE TRAVELING FROM CHESTER.
- ⑥ The Car Park for The Proposed Store Shows Limited Car Parking Spaces So There Will Be Overspill For Parking INTO The Spaces Of The Public House Or onto The Roadway Causing Congestion on what is Already A Busy Roadway. Another Issue Risk To Health And Safety Of The Public.
- ⑦ Queens
Should The Drive for Residents By Stores Like This Be Allowed Before The Health And Safety Of The Public And School Children?
- ⑧ The Local Council Officers Who Know The Area Best Have Already Rejected The Proposal And There Appears To Be NO Reason To Overturn This Decision.