

19 January 2014

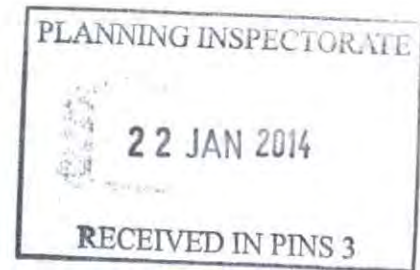
Head of Community Well Being & Development

Wrexham County Borough Council

Lampit Street

Wrexham

LL11 1AR



Planning Application Reference P /2012/0830 :Development of land adjacent to Red Lion Public House, Marford Hill , Marford, Wrexham

With reference to the above Planning Application to construct a Convenience Store on land adjacent to Red Lion Public House we vehemently oppose this application for the following reasons:

1: Entering and leaving Woodlands Road on to the main Chester Road is already very difficult as it is hindered by the constant levels of general traffic on the main road and especially at peak times when school buses are collecting or dropping children off at the beginning and end of the school day. In addition there is a regular Bus Service to and from Chester whereby both bus stops on either side of the main road are regular drop off and pick up points.

When exiting Woodlands Road and turning left down Marford Hill it is necessary to make a wide sweep in order to negotiate the sharp bend and so have to cross to the other side of the road during the manoeuvre. In light of an increased generation in traffic to and from the proposed site would cause road users to possibly take more risks and cause added danger to pedestrians – whose numbers will also increase if the development goes ahead.

Sometimes depending on the seasons it can be quite difficult to see vehicles approaching up to the top of Marford Hill (through the tree lined area) in the direction of Gresford when turning out of Woodlands Road. Therefore increase in vehicles and pedestrians using the proposed site would be an additional hazard in an already hazardous area.

As there is no footpath on the main road on the Woodlands Road side there is a great danger to pedestrians who may decide to cross the road from the Convenience Store Side over to Woodlands Road and do not bother to walk up to the Zebra Crossing in order to cross the road safely. We witness this quite often now so the danger to these people would increase dramatically with the possible obstruction of view by large delivery Vehicles and also increased in general traffic to and from the site.

2: The proposal of Delivery Vehicles entering the Site from Gresford direction would cause a further obstacle to those vehicles entering and leaving Woodlands Road – again the danger to both vehicle users and pedestrians alike is very worrying,

The amount of traffic using Woodlands Road exit is considerable as this is used by residents of several other roads linked to Woodlands Road – Hilltop Drive Ridgeway Avenue Woowridge Avenue Sunnyridge Avenue.

The other worry is that whilst the Proposal states that the Delivery wagons will approach the Site from Gresford Direction it would be difficult to police this and to stop Drivers coming in the other direction up Marford Hill. In this instance the Vehicles would be unable to not be able to get onto the proposed car park as the angle would not allow them to and thus would form an obstruction on the main highway.

3: The proposed development is likely to lead to parking overflow.

The Car park is currently used during the week by a: Parents or Carers dropping children off or collecting children from the Rofft School – as parking around the school gets very congested so it is easier for parents to walk to and from the Pub car park.

The Car Park is also used on an almost daily basis by people who park up there (sometime for several hours) and catch the bus into Chester. Bearing in mind the length of time these vehicles are parked up, should the development go ahead then the car park is likely to be full and unable to cope with the number of vehicles of those visiting either the Pub or the Convenience Store. Therefore it is likely that people will then try and park in the nearest location – i.e. Woodlands Road. It is already very difficult to negotiate this road due to vehicles parked up either side of the road and it also VERY difficult to drive our vehicle(s) on and off our drive due to parked vehicles and also the speed that people sometimes drive along this road. Additional vehicles introduced to this road would be a major concern on grounds of danger to both vehicles and pedestrians alike.

3: Close proximity of Rofft School / Zebra Crossing:

As highlighted above the numbers of children moving in this vicinity when going to and returning from school are very high. Even now many drivers ignore the Zebra Crossing and endanger lives. I have experienced numerous occasions where drivers have not stopped to let me cross the road – even when I have had my small grand children with me.(These instances are not just on the odd occasions – they happen very regularly. The increase in traffic entering and leaving the proposed site is likely to make the current problems that pedestrians experience when using the Zebra Crossing is likely to greatly increase.

4: We believe that the Noise Levels from the Chilling Units combined with the noise from the Articulated Wagons will be in the region of 80 Decibels. It is obvious that those properties in close proximity to the site would be adversely affected for long periods of the day for 7 days per week and the impact on their lives will be very detrimental . Noise carries and at this level of output other residents slightly further away from the Site could also be badly affected therefore impacting adversely on their lives too.

5: The impact on the character and appearance of the area by the erection of such a building as per the proposal will be detrimental both to the natural beauty of the area being semi rural and near to a woodland area where we believe there are two badger sets. In our opinion the building and related signage etc would look totally alien in such a location.

6: The proposed Site is on the edge of the village in a residential area surrounded by residential properties – this village and also Gresford is served very adequately by the numerous retail shops within Gresford and also Rossett too.

These shops employ many local people and they give a vibrant and community feel to the villages. Should this development go ahead the likelihood is that these independent businesses would be unlikely to be able to compete with a large retailer. This would change the whole feeling of a village community – which is the main reason we personally came to live in Marford. I am afraid that if the proposal is given the go ahead the villages will be damaged irrevocably.

I hope these points above which have been put together as honestly as possible help in ensuring that this Application is declined

We would like to request written acknowledgement that you have received this letter of objection,

Yours faithfully



Clive & Kath Hart

5 Woodlands Road

Marford

Nr Wrexham

LL12 8SP

