

Maytree
Wynnstay Lane
Marford
Wrexham
LL12 8LF.

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff. CF10 3NQ.

Wrexham Council Ref - P/2012/0830
Welsh Assembly Gov Ref - H6955/A/13/2209711

Dear Sir,

~~Dear~~ Please find enclosed my 'comments on
case' objecting to the appeal on the proposed
development referenced above:-

Land adjacent to Red Lion Public House
Marford Hill, Marford, Wrexham.

I formally received notification of this appeal
process on 17/12/13 by from Wrexham Council.

Yours faithfully

[Redacted signature]

ROBLIN

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

PLANNING INSPECTORATE
For official use only
(Date received)

17 JAN 2014

RECEIVED IN PINS 3

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: Planning Ref: P202 0830 . Welsh Assembly Gov Ref: H6955/A/13/2209711

Address of site

Land Adjacent to RED LION PUBLIC HOUSE.
MAKFORD HILL
MAKFORD
WREXHAM

Postcode
(if known)

LL12

SENDER DETAILS

Name

Huw ROBLIN

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, Tennant)

OWNER & NEIGHBOUR

What kind of representation are you making?

OBJECTING TO PROPOSED PLANS.

YOUR COMMENTS ON THE CASE

Please provide your representation below.

I wish to object to this appeal on the above planning application on a number of points:-

- ① The road, Chester Road, is very busy with a high number of inherent risks close to or at the proposed development:-
- poor visibility of junctions and when buses are in bus stops.
 - The bus stops are busy school stops. On top of school traffic, normal service buses stop every 12 minutes.
 - There are a number of changes in speed limits close to the proposed development, many junctions and a zebra crossing.
 - The pub car park is already well used, see appended photographs 1 to 8 which were all taken on the mornings of weekends or the holiday period over Xmas. This level of use of car parking would effect the viability of a practical and safe delivery regime.

- ② My house, Maytree, Wynnstay Lane, Marford, backs onto the proposed development and is the closest residential property to it. The plant area, refrigeration units and storage areas, would be ~~the~~ ~~close~~ circa 5m from my boundary and less than 11m from my home. Surely there are regulations or guidelines prohibiting new commercial developments this close to existing residences. The use of 'an acoustic fence' to mitigate noise from these units would be of little use to my property, as we sit above the development and the continuous noise of refrigeration units and other plant would have a direct path into the bedrooms.

YOUR COMMENTS ON THE CASE (continued)

If, unfortunately, the development were to be approved, surely the design and especially the layout has to be reviewed to ensure the layout has minimal impact on the immediate neighbours i.e. the external plant and storage areas to be as far away and insulated from noise as possible. A 6 to 7 foot fence 5m from my boundary, given the topography of the land, would not be effective.

8/12/13
①



15/12/13

②



21/12/13
③

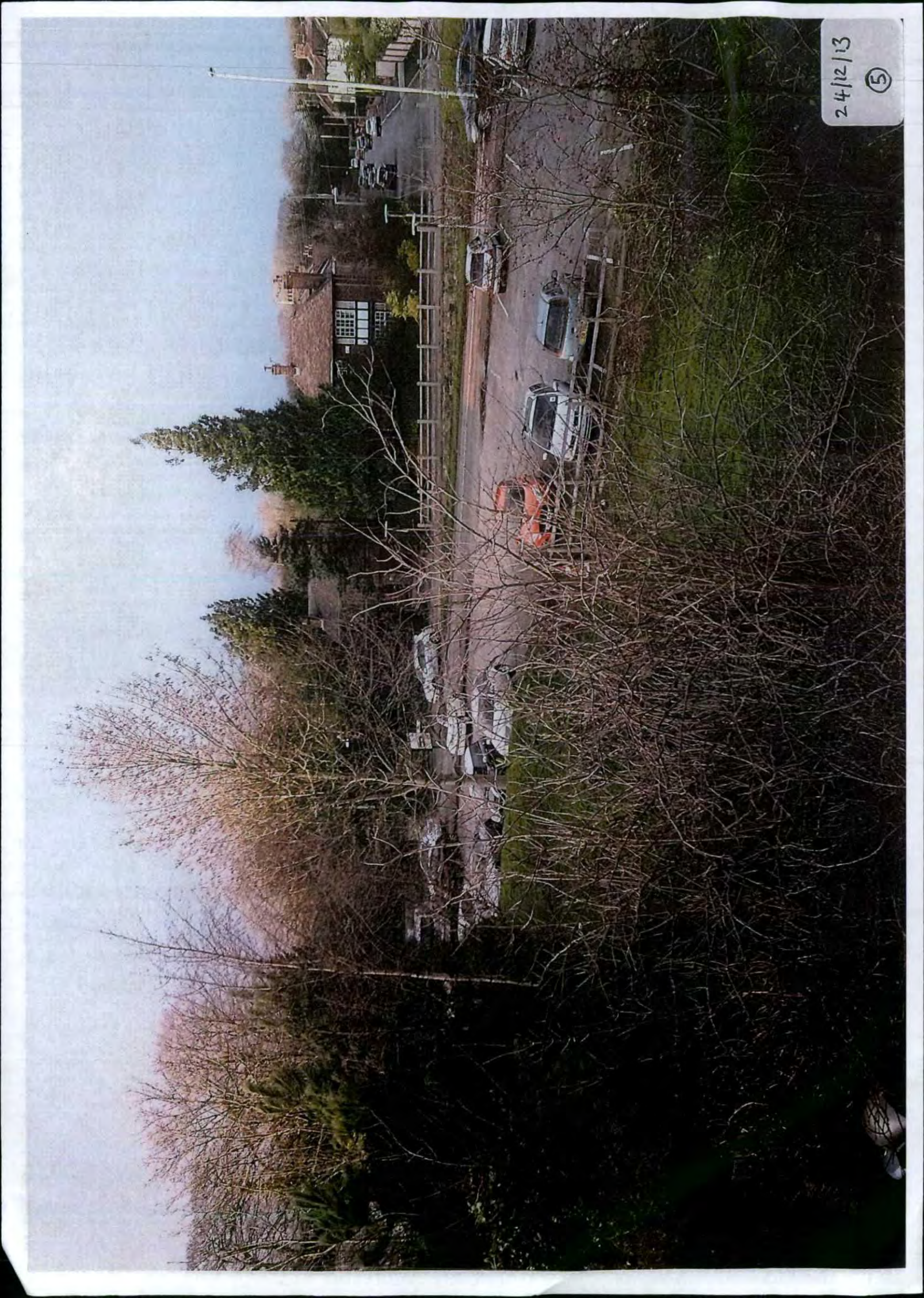


22/12/13
④



24/12/13

⑤



25/12/13
⑥



26/12/13

⑦



11/1/14

