

The Planning Inspectorate

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For official use only
(Date received)

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/2012/10830**

Address of site

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

Postcode
(if known)

LL12 8SL

SENDER DETAILS

Name

Peter WANNER

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)

Resident

What kind of representation are you making?

To highlight the concern of residents

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Having been present at the planning meeting back in June I am quite frankly astonished that this application has been deemed worthy of an appeal. The concerns of the residents which homes back directly onto this land were upheld. The concerns regarding possible noise pollution are valid in my view and the proposal of a 'sound proof fence' to combat this issue would clearly do very little in practice as such a fence would need to be significantly taller than proposed to do even the slightest amount of good. I am also informed that one of these residential properties is around 2 metres too close to this proposed development.

There is also the concern that was raised that this proposed development was out of character for this location. I strongly agree with this view, in an area consisting of historic dwellings and scenic landscapes a building of this kind would look seriously out of place. There is no property of such kind to be found anywhere near the Marford Hill area of Wrexham.

Then there is the rather obvious safety issues apparent at this location, please note picture 1 (numbers marked on back on photos) where children are alighting the Bishop Heber School bus when an Arriva bus (also carrying children from nearby Darland & Kings Schools) also arrives. Both vehicles are stationary for around 3 minutes in an area directly adjacent to one of the designated exits of this proposed development. In picture 2 there is a Marston's HGV parked up on the road (presumably making a delivery?). This picture was taken by a passenger in a vehicle attempting to navigate the junction of Woodlands Road, this vehicle was forced to exit this notoriously difficult junction on the wrong side of the road towards oncoming traffic, in very close proximity to a pelican crossing where the drivers view was severely compromised. Any development which would increase traffic activity around this location cannot possibly be a good idea in my view.

Please note pictures 3-5 which were taken within the last month, these clearly show there are times where this car park is utilised. Events such as private functions are regularly held at this public house. When such events occur there would clearly be insufficient car parking for both businesses. Also the proposed protocol for HGV deliveries is unworkable in my view. Please look at these photos and consider how such a vehicle could possibly navigate safely in this scenario, any reversing (which I believe is currently proposed) would be ridiculously dangerous.

At the local planning meeting this application failed to gain the support of a single councillor, this surely indicates that this application is unsafe & unsuitable for this location.











