## Ellie Jones

**From:** planning_admin
**To:** Emma Bailey
**Subject:** RE: comments on P/2024/1416

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**From:** geoff f <geofff@hotmail.co.uk>
**Sent:** 18 October 2024 14:04
**To:** Emma Bailey <Emma.Bailey@wrexham.gov.uk>
**Subject:** comments on P/2024/1416

Good afternoon Emma,
Please take into account these comments on the above proposal for an HMO at King Street, Wrexham.

The proposed accommodation is for a 4 bedroom HMO for up to 6 people.
Shared space is described as a hallway and kitchen/dining area. There is no provision for a shared living room or outdoor space.
The kitchen/dining area would be woefully inadequate for 6 people, and there is no space for washing and drying facilities, although the applicant does state that this should be done at a launderette.
Shared living space would be particularly important because the proposed bedroom provision is so space restricted.
The planning statement states that there is provision for bike storage at the rear of the property but does not demonstrate how adequate facilities have been provided.
Unfortunately this is another example of a proposal for substandard residential accommodation in the centre.
For these reasons this application should be revised or refused.

Many thanks
Geoff Foy
Wrexham Area Civic Society
3 Crescent Villas
Wrexham Road
Johnstown

Sent from Mail for Windows