

Claremont Cottage

29 Stansty Road

Wrexham

LL11 2HR

02/02/2022

Re: Section 78 Appeal at; Argos Car Park, Plas Coch Retail Park, Plas Coch, Wrexham, by McDonald's Restaurant.

Planning decisions Wales ref: CAS-01515-G4Y1D3

Planning Reference: P 2019 0919

Dear Mr Isted

Regarding the above Appeal, I am writing as a nearby concerned resident.

Although this letter must be sent to the Inspectorate in Cardiff, some of my comments are really addressed to Wrexham Council.

I think that there are 4 principal concerns to consider.

1st The current car park outside Argos and The Range is nearly always completely full. Therefore where would those people park instead?

2nd The traffic implications are considerable. There is always a traffic jam especially at rush hour at the roundabout. As you may know, the old university residences have been demolished and a new housing estate is in construction (on the other side of the road from the proposed site). There are few if any households without a car nowadays so again the traffic will only get worse once the houses are occupied, without any drive-through traffic aggravating the situation.

3rd Wrexham Borough Council also have to consider what message is given to visitors to Wrexham. In my view, it would detract from any incentive to view Wrexham as a good place to visit if the first thing to see as they come off the A483 is the McDonald's signature logo, which of course they will wish to be as visible as possible.

4th Litter is bound to increase, polluting the surrounding area. As you know well, too many people think that the street is a convenient dustbin, even if they are standing next to a bin!

Yours sincerely

Mr Jonathan Pye MS FRCS