

Good Evening,

Gillian Hopley / Philip Gallimore
50 Belvedere Drive
Wrexham LL112BG

With reference to the above appeal and as local and concerned resident, I wish to reiterate my objection for the above planning application.

This email reflects the proposal of two planning applications as I believe they are linked :

- Planning application for the demolition of the old Frankie and Bennys site in order to make more parking available. Plas Coch owners obviously believe that additional parking created will allow a McDonalds drive thru to go ahead.
- Are the owners paying for this out of the goodness of their heart and to better the area for the people of Wrexham. I think not.
- There is plenty of parking in the area this specified area for the existing businesses, it does not need anymore.
- Would this additional parking make any difference to other retail premises at the other end of the retail site ? - No. This is just someone trying to increase the size of the retail park footprint to get what they want, with little regard for consequences.

Car Parking on the Plas Coch Retail Park

- The proposed site will have a loss of car park spaces that are in use on a daily basis. Any additional car parking added within in the retail park will not make up for this loss. This car park is in daily use - See attached photo - Tuesday 14th Feb 2022 @ 12:51hrs(further 3 cars not in view)
- The businesses on this area will suffer in loss of car park spaces as well footfall to the existing retail premises and existing inhouse cafe at The Range. It will cause traffic chaos on an already limited parking area and traffic through fare

- McDonalds Fast Food Outlet/ Drive thru now operate a click and collect system whereby customers wait in the car park for delivery by a member of staff. Where are they going to wait if no spaces available . This will hinder shoppers at the adjacent Range, Argos and Iceland.
- McDonalds Fast Food Outlet and Drive thru also operate deliveries by Deliveroo and Uber Eats - where are these drivers going to wait to collect the food.
- Some of these delivery drivers often have a total disregard for the law and can be seen contravening traffic regulations and driving erratically at the McDonalds Wrexham Town centre premises. This is not something we want in the Plas Coch area.
- There is a local primary school nearby and there will be an increase in footfall to the area. Access to the proposed site will cross an exceptionally busy highway. Due to the increase of traffic, the increased risk of a road traffic collisions is exceptionally high. Pedestrian and vehicle safety is being compromised in order to squeeze a Fast Food Outlet onto a totally inadequate space and location.
- Queuing traffic that backs up on to the road is a major concern for shoppers, local residents and emergency vehicles - see attached footage from McDonalds Chester and Runcorn.
- The proposed location of the McDonalds drive-thru restaurant compromises the Local Planning Guidance, which states all new hot-food outlets have to be at least 400 metres from a school site.

Unfortunately I was unable to gather evidence of the traffic on the evening of last months (Jan 2022) football game. Mold Road was in chaos, the Retail Park was overflowing, Windsor Drive and surrounding roads had parking cones out but there was total disregard for the `resident only parking`. Wrexham council should be looking at trying to sort out the current problem and not adding to the problem by adding a Fast Food Drive Thru outlet.

As Wrexham`s chief planning officer is due to retire at Easter 2022, maybe he will be remembered for doing something positive for the local community, by

understanding residents needs and concerns and therefore refusing the McDonalds Planning application appeal.

I stand by my previous submission and related documentation.

Kind Regards

Gill Hopley