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Planning and Environment Decisions Wales

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

18th May 2022

Ref: CAS-01695-X9P4D7

Dear Sir/Madam

Planning Ref, P 2021/1051 Site Address: 31 Watery Rd, Wrexham change of use from class C3 dwelling to class C4 house in multiple occupation (in retrospect)

I refer to the above appeal which follows the determination by Wrexham County Borough Council. The appeal site lies within the Offa Community Council area and the Community Council resolved to support the Borough Council recommendation for refusal on the following grounds:

1. This is a small-terraced house and the proposals will be over intensive.
2. Plans do not show adequate storage for bins and recycling facilities
3. The 2 parking spaces are inadequate for a 5 bed HMO and on street parking is severely restricted on Jubilee Road during the day time as residents of Bradley Rd also park there because of the parking restrictions on Bradley Rd.
4. The communal room located in an underground cellar is unacceptable and may not comply with fire safety regulations

I hope that the Community Council's views can be taken into account when this application is determined. I should be grateful to receive a copy of the Appeal decision in due course.

Yours faithfully

Karen Benfield, Clerk to the Council