

Dear Sir or Madam

I am writing to object to the **APPLICATION FOR THE ERECTION OF A FREE STANDING RESTAURANT WITH DRIVE THRU FACILITY, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS INCLUDING CUSTOMER ORDERING DISPLAYS ON LAND AT ARGOS CAR PARK, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, REFERENCE P/2019/0919.**

Planning and Environment Decisions Wales Ref: CAS-01515-G4Y1D3

I'll list my objections under the grounds-for-objection headings provided in Wrexham Council's excellent *Have Your Say* document.

Impact of the development on the character and appearance of an area (e.g. position, size, grouping, height or design)

The impact of this development on the character and appearance of this part of our town will be profound. Although an established retail park, Plas Coch hosts retailers with limited hours of business whose premises generate a limited amount of light pollution, noise and litter. A 24-hour McDonald's drive thru would create a significant source of all three of these forms of nuisance to local residents. Aesthetically, a McDonald's restaurant with its brightly lit ketchup-and-mustard colour scheme and pervasive smell of cooking fat would be out of keeping with the area.

Impact on residential amenity (e.g. hours of use, overlooking, over dominance, noise, traffic)

Impact will be profound here also. A 24-hour, drive-thru fast-food restaurant will inevitably cause overnight noise from customers and their vehicles, together with light pollution from the restaurant itself. Many of these vehicles will be noisy heavy goods wagons whose drivers would have spotted McDonald's highly visible and instantly recognisable signage from the busy A483.

Since the original planning application, a residential housing estate has been begun on the university campus opposite the Plas Coch site, the completion of which will add to traffic flows in the area. Additionally, a football club that previously drew crowds of 2,500 to 3,000 is now hosting 7,500 to 8,000 for home games, requiring the closure of Mold Road after games.

Impact on highway safety (e.g. poor visibility, pedestrian safety, parking)

This development will significantly increase the number of pedestrians attempting to cross the busy B5101 junction with Mold Road. Whilst one lane can be crossed with the aid of a pedestrian crossing, the other cannot. It would be a particular challenge where those pedestrians are children, perhaps accompanied by the parent or grandparent who collected them from the primary school located less than half a mile away.

Locating the restaurant in an existing car park will also cut down on available parking space. It's not clear where customers of Argos and The Range will park during those stores' busy times once this development is in place.

The planning policies and proposals written in the Wrexham Unitary Development Plan ('UDP') which identifies where development can take place
No objection on these particular grounds.

Government planning advice (e.g. Technical Advice Notes) and previous appeal decisions

Wrexham Council planning guidance note nine (LPGN9) advises that new hot food takeaways should not be located within 400m of the boundary of a school. This is in response to growing evidence charting higher obesity rates amongst children whose schools have such outlets close by. It would be frustrating to have such policy formulated and applied at local level, only for it to be overturned in Cardiff

A McDonald's drive thru provides what [one of their own documents](#) refers to as 'products designed for "grazing on the hoof" and "dashboard dining"'. In other words, mindless consumption of calories chosen purely for their ease of consumption, further fuelling our epidemic of obesity.

As the NHS website puts it:

'Obesity is an increasingly common problem, because for many people modern living involves eating excessive amounts of cheap high-calorie food and spending a lot of time sitting down at desks, on sofas or in cars.

It's very important to take steps to tackle obesity because it can lead to a number of serious and potentially life-threatening conditions. These include type 2 diabetes; coronary heart disease; some types of cancer, such as breast cancer and bowel cancer; and stroke.'

I look forward to these objections being given due consideration and the original decision upheld when the application comes before The Planning Inspectorate.

Yours sincerely

Phil and Gwenda Lynch