



Thornton
Hope Street
Gwersyllt
Wrexham
LL11 4HT

26th September 18

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff

Town and Country Planning Act 1990

Section 78 Appeal at: GWERSYLLT NEWSAGENTS, HOPE STREET, WREXHAM

Dear Sir / Madam

We are writing in regard to the above appeal. Planning approval was originally rejected due to concerns expressed by local residents. Since we live directly behind the Newsagents, the projected site for the takeaway, we wish to express our views in support of this new business venture.

To address the concerns levelled against the proposal, we would like to add the following:

1. Regarding the increase in nuisance parking, we have lived at this address for forty-four years and the only time we have had trouble with vehicles blocking the driveway was when the Post Office was sited at the premises in question. Complaints were raised at the time but no action was taken, not even by the local constabulary, despite the illegally parked cars or the abusive language of their owners. At the time in question the post office was open from 9am - 5.30 pm and all incidents of illegal parking reduced markedly once this part of the premises ceased operating some years ago. In contrast, the proposed takeaway will be open from 4pm - 10 pm only. This will lead to a *greater* reduction in parking than at present. Additionally, since the customers will come to collect their food and leave directly, there will be no need to block the driveway for any length of time, if at all.
2. It has been stated that the road at this part of Hope Street is dangerous and that any further business need would exacerbate the situation. One councillor, Mr Gwenfair Jones, mentioned how unsafe it would be for vehicles exiting the railway car park opposite but this is a situation that has not changed since we first came to live here and will likely remain no matter who takes over the premises. With regard to *pedestrian* use, Hope Street has always been a dangerous road which has led to many accidents in the past. This remains the case whether one crosses from the station — either by the steps or the station

road — or from Lidl's at the top or the roundabout at the bottom. Never once has Wrexham Council put any kind of crossing on the road where it is most frequently used, regardless of the number of councillors that have been approached on this issue previously.

Furthermore, the increase in traffic caused by the building of the Lidl superstore proved no impediment on this occasion to granting planning permission, nor was any disruption caused by its late opening hours, yet these very same issues are raised for the business in question, regardless of its nearby proximity, its comparatively short opening times and its reduced disruption in terms of traffic use when compared to the business that currently occupies the premises. In its favour the proposed takeaway will not open for business until 4 pm, by which time most schoolchildren will have finished school. The late opening time will therefore coincide with a noticeable reduction in the volume of traffic and footfall, thus reducing further the prospect of an accident.

The nature of the business, therefore, will have no impact, negative or otherwise, on a road that is already perilous. Even without *any* business being present the road will still be hazardous due to cars speeding over a blind hill, zero traffic calming measures and no pedestrian crossing. These are things that must be addressed by the Highways Department; the responsibility should not be borne by local businesses.

3. As for the increase in noise for local residents, we are situated close to a dual carriageway with constant heavy traffic, a busy railway route, a large superstore with late opening hours and a pub that regularly acts as a live music venue. Alongside our house is a new housing estate which hosts more parties and loud music than a small stadium. People simply buying a meal would be hard put to compete. It should be noted that there are similar food outlets in the area that appear to operate unhindered by any noise concerns for local residents. If anti-social behaviour is the issue, we are sure that it will be dealt with by the proper authorities as similar issues have been handled in the past.
4. The question of vermin has been raised, in particular its conjunction with the operation of a food outlet. This argument is at best fallacious since there has long been a problem with vermin in the area, an issue that has been compounded by the building of a large housing estate on disused land and the council's imposition of fortnightly refuse collections. Again, whatever business is present, or lack thereof, cannot be regarded as giving rise to a pre-existing situation.

As for an increase in litter, sadly it appears that people are untidy even when a bin is close to hand. One can attribute this to a bad aim or else just sheer ignorance. Either way, none of this is the fault of any present or future businesses. Alongside the houses run railway embankments that are mostly overgrown and lined with detritus, so vermin will always be present, no matter who buys the premises. It should be noted that the smell of food drifts across the track from the chip shop on Dodds Lane, which doubtless attracts them, but not once have any councillors demanded that it be closed with immediate effect.

Once more, the issues raised against the takeaway seem not to apply to the other retail outlets in the area.

With these considerations, we therefore voice our support for the proposed Chinese Takeaway and would recommend a successful outcome for this appeal. In our experience, the people raising objections are at best doing so from mistaken assumptions and [REDACTED]

[REDACTED] When people come up with petty excuses it exposes all too clearly their flawed motivations. Most of the locals I have talked to in the area are supportive of the new business and would welcome the proprietors to their community wholeheartedly.

In conclusion, we have no objections whatsoever for the change of business use to a Chinese Takeaway and wish its new owners every success in this endeavour.

Regards

Miss Julie Gwilliam, Mr Mike Gwilliam, and Mr and Mrs H. E. Gwilliam
(Residents of Thornton, Hope Street, Gwersyllt)