

Dear Sir/Madam,

We have been informed by Wrexham County Borough Council that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and that the appeal is to be decided on the basis of written representations.

I have been asked to inform you that the Community Council adheres to its previously submitted objections as set out in its note to Matthew Phillips of Wrexham Council dated 25 June 2018 which is reproduced below In addition, I have been asked to let you know that:

- the Council has concerns about the nearness of the site to the Gwersyllt railway bridge and the busy A541 Mold Road This makes it a difficult site to access and can pose problems for pedestrians crossing Hope Street especially during busy times of the day;
- the Council is becoming increasingly concerned that local residents are already having to contend with indiscriminate parking and fears that this problem will exacerbate if permission for the proposed change of use is granted;
- the community is, in the Council's opinion, already well served by hot food outlets and the Council considers that to grant permission for the establishment of such an outlet at this location would be contrary to the well-being goal (as enshrined in the 2015 Act) aimed at creating healthier communities.

Yours faithfully

Peter Mullen

Dylan Hughes / Peter Mullen,
Clerks to Gwersyllt Community Council /
Clercod Cyngor Cymuned Gwersyllt,

TEL:

Office Hours: Mondays to Thursdays 10.00am - 2.00pm
Oriau'r Swyddfa: Dydd Llun i Ddydd Iau, 10yb - 2.00yh

From: Peter Mullen <gwersylltcommunitycouncil@outlook.com>

Sent: 25 June 2018 14:02

To: matthew.phillips@wrexham.gov.uk

Subject: Planning Application P/2018/0439

Dear Matthew,

Gwersyllt Community Council have considered the above and resolved to object to the application as follows:

RESOLVED - That the Local Planning Authority be advised that the Council objects to the following application:

- **P/2018/0439 – Change of Use From Retail Unit to Hot Food Outlet, Gwersyllt Newsagents, Hope Street, Wrexham.** The Clerk referred to Local Planning Guidance Note No.9 as additional information which is a material consideration in the determination of planning applications.

Members resolved to object to the application on the following grounds:-

- the site is primarily residential and is not part of the designated district shopping centre;
- the site is adjacent to housing and local residents complain that vermin, from the nearby railway land, already infest the area; the deposit of food waste will substantially increase the incidence of rodents in the area affecting the residents' quality of life;
- although the site is over 400 metres from a school, many children will pass the site on their way to and from school;
- there are already around 5 hot food outlets in the area;
- although there is some provision of car parking and previous commercial use has been on this site, the parking is primarily for residents' use and a hot food outlet will substantially increase the volume of short-term car parking, particularly at peak times, and will be a significant disturbance to local residents;
- commercial bin collections may also be difficult to manage in the restricted parking area;
- a hot food outlet will create odours which will be detrimental to local residents;
- in the event that Planning Permission is granted, the Council submits that the site is outside the designated shopping district and should therefore be limited as per the guidance note: "other local mixed residential/commercial areas and isolated locations will be considered on their merits and are likely to be 10.00am-6.00pm".

Regards,
Dylan

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