



Mr G Evans
7 Gele Avenue
Gwersyllt
Wrexham
LL11 4NB

The Planning Inspectorate
Crown Building
Cathays Park
Cardiff
CF10 3NQ

17th September 2018

Dear Sir/Madam

Reference: H6955/A/18/3210179 – Change in use from Retail Unit to Hot Food Outlet at Gwersyllt Newsagents, Hope Street, Wrexham. LL11 4HT.

I am writing to you in respect of the above appeal submitted on behalf of Mr & Mrs Mathews.

I visit Beecroft House on a regular basis and most of the time the access is blocked by cars in front of the private road or actually on the road itself. This is despite private property notices which are in place; this private road constitutes the driveway to Beecroft house.

In order for me to gain access I have had to resort to reversing out into the main road, this main road is a very busy route for traffic, there have been quite a few near miss collisions, I myself have been involved in three to date. This is causing a hazard because of access blocking to the residents and visitors alike while attempting to gain access.

To state that motorists will park in the Gwersyllt shopping centre is at best subjective. I have lived here for 50 years and nobody has parked in the car park and walked up to the shop, it is pure fantasy to think that they would to buy hot food and walk all the way back. Motorists will always park as close as they can to any takeaway they visit; it has and always will be the case.

Regarding the timing of activity there will be people sleeping during the proposed hours, children are living right next door. Early morning newspaper activity is negligible, the residents can attest to that.

There are already five hot food outlets in the local area, and all are within 1 to 2 minutes away from the shop being proposed as a sixth outlet. The main reason stated for selling the shop appears to be a drop in the customer base. If this is so and a takeaway has been mooted as a reason for increasing the customer base, then the already current issue of parking traffic and access blocking will only get much worse.

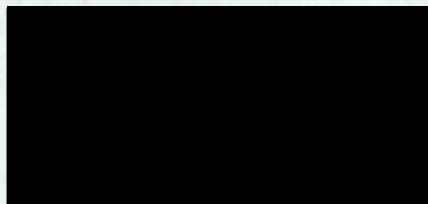
Also the proposed opening hours of 4pm to 10pm will very quickly be increased to cater for people leaving the pubs, also shift workers who finish work well after 10pm; this would happen if the increase in customer base was to be achieved. It is a well-known fact that people leaving the pub head for the takeaway, I know many people who do, and get very noisy in the process.

The local community certainly does not need another hot food outlet, nor would it benefit from one.

What the community would benefit greatly from is extra housing, this house would be a very attractive property, the local area can support it with two schools, shops, bus and rail routes, every amenity available to anyone purchasing it as a private house, there is a shortage of good property in the local area.

I therefore respectfully request that the original decision of the Council to reject the planning permission is upheld.

Yours faithfully

A large black rectangular box redacting the signature of Mr Gwynne Evans.

Mr Gwynne Evans