

FAO: Inspector

Welsh Government Ref/Planning Inspectorate ref: H6955/A/18/3207319

Wrexham planning ref : P/2018 /0417

Town and Country Planning Act 1990, Section 78 Appeal:
2, COED ABEN FARMHOUSE, COED ABEN ROAD, WREXHAM INDUSTRIAL
ESTATE, WREXHAM, LL13 9UH

Dear Inspector

Due to safety and privacy concerns, I believe those conditions very logical and valid. Ideally, we wish not to have this care home next door to ours due to the nature of both properties (please see the pictures below). We were extremely disappointed our request was ignored, and planning was granted with above conditions for which we could compromise. However, now the Care home company wishes to remove those two conditions just because it involves a little extra expenditure for creating a side entrance from the Col de Sec which is better option and at the same time provide some privacy to us as our sitting room has large low window facing their front entrance & garden where a numerous strangers and children visiting will peep through our sitting room window thus infringement of privacy. Also, their existing entrance is concealed by our property (no 1 Coed Aben Farmhouse) and the bend a hazard to these vulnerable children as the road is extremely busy with traffic. Based on this, the side entrance is safer on the side col de sec where virtually no traffic.

Previously I tried block to block this care home as it is in the middle one of Europe's largest Industrial Park with over 300 firms operating around it. Also, UK is largest prison with over 2000 inmates is about 300 yards from 2 Coed Aben Farmhouse.

I know a Stockport MP (Anne Coffey) has been very active in stopping such care home spring up in inappropriate locations, i.e. in red districts, near brothels, in this case the Industrial Park and next to prison which is not conducive environment for these vulnerable children. Anne has been advocating such care homes should be created in the community or in good location for betterment of rehabilitation and recovery process.

You may be wondering why I chosen to reside on the Industrial park, the reason is simple I work on the Industrial Park, I don't have to drive - just a 12 min walk to work (4 times a day) provide my daily allowance exercise. Finally, the house was affordable and lovely too.

Based on the above and further comments below, I shall be grateful if this application could be refused.

- increase traffic (both people and transport) –visitors plus workers, based on their supporting document, it could ~ 10 vehicles/visitors

- Increase noise from cars/visitors/staff/other emergencies services/clinicians, workers staying up during night doing house chores, children's parties, etc.
- Overspill of traffic on the road, visibility/safety concerns
- the movements to and from the premises associated with this change use including shift patterns, visitors/parties, etc.
- It seems highly inappropriate that vulnerable children/teenagers should be housed in the middle of an industrial estate – not a good environment under Policy C6 of the UDP as there is no easy access to local amenities, facilities, etc.
- Anti-social behavior may arise due to different ages/background/mental states which could result unnecessary stress/anxiety to me and my children
- Noise from adjoining bedrooms to my property will cause sleeping disturbances/stress with mental and related problems with such children
- Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.
- The property in question is a semi-detached house currently occupied by a quite elderly couple. Both properties were originally a single detached farmhouse (dwelling) that was divided into two semi-detached houses (see the pictures below). I occupy/own one whilst the other is being purchased by the care home, windows/gardens/fences overlooking at each other.

Picture 1- Front view of no 1 (my home) and rear view of no.2 (potential care home)



Picture 2: Both houses and showing my living room window below



Picture 3: My living room window overlooking their lawn and access



Picture 4: Showing Col de Sec where new access can be created – proposed by Wrexham Council.



Picture 5: Potential Hazard related to existing access – masked by my house



Please note, I wish to receive a copy of the appeal decision letter after the appeal either by email or hard copy.