

Dear Sir / Madam

I am writing regarding the planning appeal

Town and Country Planning Act 1990

**Section 78 Appeal at: , THE WORTHENBURY ARMS, CHURCH STREET,
WORTHENBURY,
WREXHAM**

I am writing to ask you to dis-allow this appeal.

The proposed development to convert the former pub into 5 residential units does not allow sufficient parking for 10 vehicles. Worthenbury is not serviced by public transport and does not have any shops within the village; dictating the use of private vehicles for residents.

The revised planning application which is the subject of this appeal simply provisioned more parking by drawing more lines on the limited space available on the plan. This would clearly present a problem for the residents who would almost certainly resort to parking on the main road or in Emeral Court; neither acceptable to the existing community.

Notwithstanding the above, the developer has consistently shown a disregard for the community since purchasing the Worthenbury Arms and car park. After building 4 properties on the former car park, for which -planning consent was granted on the condition that the pub be retained, the developer has allowed the pub buildings to steadily deteriorate to the extent that soon it may not be feasible to restore / refurbish them.

Given recent developments within the village, a plan to covert the former pub into 1 or 2 residences would be far more appropriate and would receive support (albeit reluctantly) from the village community.

Yours faithfully

Paul Falkingham

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