

From: [REDACTED]
To: [REDACTED]
Subject: Appeal - H6955/A/21/3277038
Date: 15 July 2021 08:59:28
Attachments: [plan.appeal.reply.doc](#)

Appeal at: CENTRAL BUILDINGS AND ADJOINING LAND, BROOK STREET,
WREXHAM, LL13 7LH

Please find attached correspondence from Offa Community Council in relation to this appeal.
Kind regards

Karen Benfield
Clerk to Offa Community Council
Tel: [REDACTED]
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Bellevue Road
Wrexham
LL13 7NH

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The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

13th July 2021

Ref: H6955/A/21/3277038

Dear Sir/Madam

**Planning Ref, P 2018/0915 Site Address: CENTRAL BUILDINGS AND ADJOINING LAND
BROOK STREET, WREXHAM, LL13 7LH**

Site Description: RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF FIRST AND SECOND FLOORS OF CENTRAL BUILDINGS TO PROVIDE 10 NO. APARTMENTS WITH RELATED ALTERATIONS AT GROUND FLOOR LEVEL AND ERECTION OF 28 NO. APARTMENTS ON ADJACENT LAND WITH ASSOCIATED PARKING

I refer to the above appeal which follows refusal of the application by Wrexham County Borough Council. The appeal site lies within the Offa Community Council area and the Community Council resolved to object to the application on the following grounds:

- The size of the development is over-intensive for the small site and consequently the flats are too small.
- Inadequate parking provision only 19 spaces for the 28 new-build flats on the Bridge Street site - and none for the 10 flats within Central Building. Other approvals nearby for similar development have achieved 1 parking space per flat but this is not achievable here. The number of apartments should be reduced to match the number of flats.
- Situated on a very busy traffic light junction there are real concerns over the implications for highway safety.
- Inadequate refuse and recycling collection proposals which will impact on the free flow of traffic at the traffic light junction.

- The 4 ground floor flats facing Bridge Street will have little privacy and these should be converted to retail units instead, as per previous proposals for development on the site.
- The number of spaces for cycles is also inadequate.

Offa Community Council fully supports the decision of Wrexham County Borough Council to refuse the application on the advice of NRW because of the flood risk in the C" Zone defined in TAN 6, but believe that the application should be refused also for all the above reasons.

I hope that the Community Council's views can be taken into account when this application is determined.

I should be grateful to receive a copy of the Appeal decision in due course.

Yours faithfully

Karen Benfield

Clerk to the Council