

2 Balmoral Rd
Garden Village
Wrexham
LL11 2RW

WELSH GOVERNMENT - 2

23 MAR 2020

The Planning Inspectorate
Crown Buildings
Cathays Park
CARDIFF
CF10 3NQ

20 March 2020

Dear Sir/Madam

**Re Re Town and Country Planning Act 1990
Section 78 Appeal at : 31 Holyrood Crescent, Rhoddu, Wrexham.**

Planning Reference P2019 0513

Thank you for your letter dated 12 March 2020 in relation to the above property regarding the change of use from A1 shop to A3 food and drink. The original planning application for the change of use was rejected after strong opposition by the local residents in the vicinity of this property. I do not understand why there has been an appeal against that decision. Can you please provide a reason/s why this is the case after the rejection was confirmed over 6 months ago?

I have enclosed 2 copies of the letters I wrote objecting to the initial application regarding the change of use in relation to this property. One to Lawrence Isted dated 29 July 2019, the second to the Head of Community dated 7 August 2019. The contents of these letters outline in detail my strong objection to the proposed change of use. These objections remain the same.

I would also draw your attention to the Planning Appeal Statement with regards to the above. This document was prepared by Mr PG Lloyd (Hons) MRTPI, Chartered Town Planner, and provides a detailed account of the appeal against the change of use at 31 Holyrood Crescent, Rhosddu, Wrexham. This document was submitted to Wrexham County Borough Council.

I cannot emphasis enough my objection to the change of use for the above property and the problems it would cause to our quiet and safe community. In addition to the problems referred to in my enclosed letters a takeaway would devalue the surrounding residential properties.

Yours faithfully


Mrs J Morgan

2 Balmoral Rd
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LL11 2RW

Lawrence Isted
Chief Officer Planning & Regulatory
Wrexham Borough Council
16 Lord Street
Wrexham
LL11 1LG

29 July 2019

Dear Mr Isted

**Re Change of use from A1 shop to A3 food and drink 31 Holyrood Crescent,
Rhosddu, Wrexham.**

I have recently been made aware of the above. I am extremely surprised regarding this application as a few years ago an application was submitted to the council for a fish and chip shop at the above premises. The latter was rejected after local residents, including myself, strongly objected to the change of use.

In the written information provided, discreetly/hidden/wrapped around a small lamp post by the **disused** bus shelter on East Avenue, (as once again we have no public transport), it does not specify what type of food and drink will be available at this proposed business. Nor does it indicate the proposed opening times this venue would provide should the application be successful. (i.e late night opening after public houses have closed).

I am strongly against the proposal of the above and object to it 100%. It will result in noise, smells, car parking problems, our quiet roads adjacent to the premises will be affected with the public parking outside our homes near to the venue. I expect litter and vermin will also be a problem. To say nothing of the possible anti-social behaviour. **This area does not need a business of this nature.**

Can you please inform me why only 2 residential premises on Holyrood Crescent have received written information regarding this matter, and no other residents in the adjacent area have done so.

I look forward to hearing from you in the near future.

Yours sincerely

Mrs J Morgan

2 Balmoral Rd
Garden Village
Wrexham
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Head of Community
Development and Wellbeing
Lambpit Street
Wrexham
LL11 1AR

7 August 2019

Dear Sir/Madam

**Re Change of use from A1 shop to A3 food and drink 31 Holyrood Crescent,
Rhosddu, Wrexham.**

Please find enclosed a copy of the letter I have recently hand delivered to Lawrence Isted, and to which I have received a "standard" reply. The latter did not answer the questions I asked.

Since submitting the enclosed letter I have accessed Wrexham Council's Local Planning Guidance Note No. 9. The information stated in this document addresses and stipulates every reason why a Takeaway, such as the one proposed above, should **NOT** be allowed to trade. General Location, Highway Safety and Parking, Hours of Operation, Controls of Odours and Cooking Smells, Disposals of Waste Products, Litter, and Safety, Crime and Anti-Social Behaviour. All apply to the proposed change of use. As you will note the above reasons for refusing such an establishment have been highlighted in my letter.

The venue for the proposed change of use is next to a residential property and the whole area is surrounded by other residential properties. Should permission be approved for this Takeaway then Wrexham Council are going against the Local Planning Guidance Note No. 9. If the latter has been revised since December 2011 it has not been made available on the Council's website. Again I stress that I am against should an establishment being allowed to open in this area.

I look forward to hearing from you in the near future.

Yours faithfully

Mrs J Morgan